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MOUNT AIRY FRINGE AREA



ZONING ORDINANCE

ADOPTED JULY 6, 1964

SURRY COUNTY, NORTH CAROLINA

THE ZONING ORDINANCE OF THE
MOUNT AIRY FRINGE AREA
SURRY COUNTY, NORTH CAROLINA

THE PREPARATION OF THIS ORDINANCE WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



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PREPARED FOR:

SURRY COUNTY, NORTH CAROLINA

SURRY COUNTY BOARD OF COMMISSIONERS

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MARION C. WHITENER
HOWARD FOY

SURRY COUNTY PLANNING BOARD

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JULY, 1964

PRICE: \$1.00

799453

TABLE OF CONTENTS

		<u>PAGE</u>
ARTICLE	I AUTHORITY AND ENACTMENT CLAUSE	1
ARTICLE	II SHORT TITLE	1
ARTICLE	III APPLICATION	
	SECTION 30. JURISDICTION	2
	SECTION 31. BONA FIDE FARMS EXEMPT	2
ARTICLE	IV DEFINITIONS OF TERMS USED IN THIS ORDINANCE	
	SECTION 40. INTERPRETATION OF CERTAIN TERMS AND WORDS	2
	SECTION 41. DEFINITIONS	3
ARTICLE	V ESTABLISHMENT OF DISTRICTS	
	SECTION 50. USE DISTRICTS	6
	SECTION 51. DISTRICT BOUNDARIES	6
	SECTION 52. RULES GOVERNING BOUNDARIES	6
ARTICLE	VI APPLICATION OF REGULATIONS	
	SECTION 60. USE	7
	SECTION 61. HEIGHT AND DENSITY	7
	SECTION 62. LOT SIZE	8
	SECTION 63. YARD USE LIMITATIONS	8
	SECTION 64. ONLY ONE PRINCIPAL BUILDING ON ANY LOT	8
ARTICLE	VII GENERAL PROVISIONS	
	SECTION 70. NON-CONFORMING USE	8
	SECTION 71. OFF-STREET AUTOMOBILE PARKING AND STORAGE	9
	SECTION 72. OFF-STREET LOADING AND UNLOADING SPACE	11
ARTICLE	VIII USE REQUIREMENTS BY DISTRICTS	
	SECTION 80. GENERAL RESIDENTIAL DISTRICT (R-20)	12
	SECTION 81. SINGLE-FAMILY RESIDENTIAL DISTRICT (R-15)	13
	SECTION 82. NEIGHBORHOOD BUSINESS DISTRICT (N-B)	14
	SECTION 83. GENERAL BUSINESS DISTRICT (G-B)	16
	SECTION 84. LIGHT INDUSTRIAL DISTRICT (L-1)	18

			<u>PAGE</u>
		SECTION 85. HEAVY INDUSTRIAL DISTRICT (H-1)	19
ARTICLE	IX	AREA, YARD AND HEIGHT REQUIREMENTS	20
ARTICLE	X	EXCEPTIONS AND MODIFICATIONS	
		SECTION 100. LOT OF RECORD	21
		SECTION 101. FRONT YARD SETBACKS FOR DWELLINGS	21
		SECTION 102. HEIGHT LIMITATIONS	21
		SECTION 103. VISIBILITY AT INTERSECTIONS	22
		SECTION 104. CORNER LOTS	22
		SECTION 105. GROUP PROJECTS	22
ARTICLE	XI	ADMINISTRATION, ENFORCEMENT AND PENALTIES	
		SECTION 110. ZONING ENFORCEMENT OFFICER	23
		SECTION 111. BUILDING PERMIT REQUIRED	23
		SECTION 112. APPLICATION FOR BUILDING PERMIT	23
		SECTION 113. CERTIFICATE OF OCCUPANCY	24
		SECTION 114. PENALTIES FOR VIOLATION	25
		SECTION 115. REMEDIES	25
ARTICLE	XII	ZONING BOARD OF ADJUSTMENT	
		SECTION 120. ESTABLISHMENT OF ZONING BOARD OF ADJUSTMENT	25
		SECTION 121. PROCEEDINGS OF THE ZONING BOARD OF ADJUSTMENT	25
		SECTION 122. DECISIONS OF THE ZONING BOARD OF ADJUSTMENT	26
		SECTION 123. APPEALS, HEARINGS AND NOTICE	27
		SECTION 124. STAY OF PROCEEDINGS	27
		SECTION 125. POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT	28
		SECTION 126. APPEALS FROM THE BOARD OF ADJUSTMENT	29
ARTICLE	XIII	AMENDMENTS	29
ARTICLE	XIV	LEGAL STATUS PROVISIONS	
		SECTION 140. CONFLICT WITH OTHER REGULATIONS	29
		SECTION 141. VALIDITY	30
		SECTION 142. EFFECTIVE DATE	31

THE ZONING ORDINANCE OF THE
MOUNT AIRY FRINGE AREA
SURRY COUNTY, NORTH CAROLINA

AN ORDINANCE REGULATING THE USES OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, COMMERCE, RESIDENCE, RECREATION, PUBLIC ACTIVITIES OR OTHER PURPOSES, THE SIZE OF YARDS, COURTS, AND OTHER OPEN SPACES, THE LOCATION, HEIGHT, BULK, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE DENSITY AND DISTRIBUTION OF POPULATION, CREATING DISTRICTS FOR SAID PURPOSES AND ESTABLISHING THE BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR THE METHOD OF ADMINISTRATION, AMENDMENT AND ENFORCEMENT, PROVIDING PENALTIES FOR VIOLATION, PROVIDING FOR A BOARD OF ADJUSTMENT AND DEFINING THE DUTIES AND POWERS OF SAID BOARD; REPEALING CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

ARTICLE I

AUTHORITY AND ENACTMENT CLAUSE

THE BOARD OF COUNTY COMMISSIONERS OF SURRY COUNTY, NORTH CAROLINA, PURSUANT TO THE AUTHORITY CONFERRED BY AN ACT OF THE GENERAL ASSEMBLY OF THE STATE OF NORTH CAROLINA (GENERAL STATUTES 153-226.10) DOES HEREBY ORDAIN AND ENACT INTO LAW THESE ARTICLES AND SECTIONS.

ARTICLE II

SHORT TITLE

THIS ORDINANCE SHALL BE KNOWN AND MAY BE CITED AS THE ZONING ORDINANCE OF THE MOUNT AIRY FRINGE AREA, SURRY COUNTY, NORTH CAROLINA.

ARTICLE III

APPLICATION

SECTION 30. JURISDICTION

THIS ORDINANCE SHALL APPLY TO ALL LAND SURROUNDING THE TOWN OF MOUNT AIRY WHICH HAS BEEN DESIGNATED AS AN OFFICIAL ZONING AREA BY THE BOARD OF COUNTY COMMISSIONERS AND SHOWN ON THE OFFICIAL ZONING MAP OF THE MOUNT AIRY FRINGE AREA, SURRY COUNTY, NORTH CAROLINA.

SECTION 31. BONA FIDE FARMS EXEMPT

THIS ORDINANCE SHALL IN NO WAY REGULATE, RESTRICT, PROHIBIT, OR OTHERWISE DETER ANY BONA FIDE FARM AND ITS RELATED USES WITHIN THE ZONING JURISDICTION OF SURRY COUNTY EXCEPT THAT ANY USE OF SUCH PROPERTY FOR NON-FARM PURPOSES SHALL BE SUBJECT TO SUCH REGULATIONS.

ARTICLE IV

DEFINITIONS OF TERMS USED IN THIS ORDINANCE

FOR THE PURPOSE OF INTERPRETING THIS ORDINANCE, CERTAIN WORDS OR TERMS ARE HEREIN DEFINED. EXCEPT AS DEFINED HEREIN, ALL OTHER WORDS USED IN THIS ORDINANCE SHALL HAVE THEIR CUSTOMARY DICTIONARY DEFINITION.

SECTION 40. INTERPRETATION OF CERTAIN TERMS AND WORDS

- 40.1 WORDS USED IN THE PRESENT TENSE INCLUDE THE FUTURE TENSE.
- 40.2 WORDS USED IN THE SINGULAR NUMBER INCLUDE THE PLURAL, AND WORDS USED IN THE PLURAL NUMBER INCLUDE THE SINGULAR.
- 40.3 THE WORD "PERSON" INCLUDES A FIRM, ASSOCIATION, ORGANIZATION, PARTNERSHIP, CORPORATION, TRUST AND COMPANY AS WELL AS AN INDIVIDUAL.
- 40.4 THE WORD "LOT" INCLUDES THE WORD "PLOT" OR "PARCEL".

- 40.5 THE WORD "BUILDING" INCLUDES THE WORD "STRUCTURE".
- 40.6 THE WORD "SHALL" IS ALWAYS MANDATORY AND NOT MERELY DIRECTORY.
- 40.7 THE WORDS "USED" OR "OCCUPIED" AS APPLIED TO ANY LAND OR BUILDINGS SHALL BE CONSTRUED TO INCLUDE THE WORDS "INTENDED, ARRANGED OR DESIGNED TO BE USED OR OCCUPIED".
- 40.8 THE WORD "MAP", "ZONING MAP", OR "MOUNT AIRY FRINGE AREA ZONING MAP" SHALL MEAN THE "OFFICIAL ZONING MAP OF THE MOUNT AIRY FRINGE AREA, SURRY COUNTY, NORTH CAROLINA".

SECTION 41. DEFINITIONS

- 41.1 BILLBOARD. ANY NOTICE OR ADVERTISEMENT, PICTORIAL OR OTHERWISE, USED AS AN OUTDOOR DISPLAY FOR THE PURPOSE OF MAKING ANYTHING KNOWN, THE ORIGIN OR PLACE OF SALE OF WHICH IS NOT NECESSARILY ON THE LOT WITH SUCH DISPLAY.
- 41.2 BUILDING. ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR BY WALLS AND INTENDED FOR SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS OR CHATTELS.
- 41.3 BUILDING, ACCESSORY. A BUILDING SUBORDINATE TO THE MAIN BUILDING ON A LOT AND USED FOR PURPOSES CUSTOMARILY INCIDENTAL TO THE MAIN OR PRINCIPAL BUILDING AND LOCATED ON THE SAME LOT THEREWITH.
- 41.4 BUILDING, PRINCIPAL. A BUILDING IN WHICH IS CONDUCTED THE PRINCIPAL USE OF THE LOT ON WHICH SAID BUILDING IS SITUATED.
- 41.5 DWELLING. A BUILDING DESIGNED, ARRANGED, OR USED FOR PERMANENT LIVING QUARTERS FOR ONE OR MORE PERSONS.
- 41.6 DWELLING UNIT. A BUILDING, OR PORTION THEREOF, PROVIDING COMPLETE LIVING FACILITIES FOR ONE FAMILY.
- 41.7 CUSTOMARY HOME OCCUPATIONS. ANY USE CONDUCTED ENTIRELY WITHIN A DWELLING AND CARRIED ON BY THE OCCUPANTS THEREOF, WHICH USE IS CLEARLY INCIDENTAL AND SECONDARY TO THE USE OF THE DWELLING FOR RESIDENCE PURPOSES AND DOES NOT CHANGE THE CHARACTER THEREOF, AND IN CONNECTION

WITH WHICH THERE IS NO DISPLAY AND NO PERSON, NOT A RESIDENT ON THE PREMISES, IS EMPLOYED SPECIFICALLY IN CONNECTION WITH THE CUSTOMARY HOME OCCUPATION, EXCEPT THAT ONE (1) ASSISTANT MAY BE EMPLOYED BY THE FOLLOWING HOME OCCUPATIONS: DENTIST, LAWYER, PHYSICIAN, CHIROFRACITOR AND OSTEOPATH. PROVIDED FURTHER THAT NO MECHANICAL EQUIPMENT IS INSTALLED OR USED EXCEPT SUCH THAT IS NORMALLY USED FOR DOMESTIC OR PROFESSIONAL PURPOSES, AND THAT NOT OVER TWENTY-FIVE PER CENT (25%) OF THE TOTAL FLOOR SPACE OF ANY STRUCTURE IS USED FOR HOME OCCUPATIONS.

- 41.8 LOT. A PARCEL OF LAND OCCUPIED OR CAPABLE OF BEING OCCUPIED BY A BUILDING OR GROUP OF BUILDINGS DEVOTED TO A COMMON USE, TOGETHER WITH THE CUSTOMARY ACCESSORIES AND OPEN SPACES BELONGING TO THE SAME.
- 41.9 LOT OF RECORD. A LOT WHICH IS A PART OF A SUBDIVISION, A PLAT OF WHICH HAS BEEN RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF SURRY COUNTY OR A LOT DESCRIBED BY METES AND BOUNDS, THE DESCRIPTION OF WHICH HAS BEEN SO RECORDED.
- 41.10 LOT WIDTH. THE DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE BUILDING LINE.
- 41.11 NON-CONFORMING USE. A STRUCTURE OR LAND LAWFULLY OCCUPIED BY AN EXISTING USE WHICH DOES NOT CONFORM WITH THE PERMITTED USES FOR THE ZONING DISTRICT IN WHICH IT IS SITUATED, EITHER AT THE EFFECTIVE DATE OF THIS ORDINANCE, OR AS A RESULT OF SUBSEQUENT AMENDMENTS TO THIS ORDINANCE.
- 41.12 SIGN. ANY NOTICE OR ADVERTISEMENT, PICTORIAL OR OTHERWISE, USED AS AN OUTDOOR DISPLAY FOR THE PURPOSE OF MAKING ANYTHING KNOWN, THE ORIGIN OR PLACE OF SALE OF WHICH IS NECESSARILY ON THE LOT WITH SUCH DISPLAY.
- 41.13 STREET. A DEDICATED AND ACCEPTED PUBLIC RIGHT-OF-WAY FOR VEHICULAR TRAFFIC WHICH AFFORDS THE PRINCIPAL MEANS OF ACCESS TO ABUTTING PROPERTIES.
- 41.14 STRUCTURE. ANYTHING CONSTRUCTED OR ERECTED, THE USE OF WHICH REQUIRES MORE OR LESS PERMANENT LOCATION ON THE GROUND OR WHICH IS ATTACHED TO SOMETHING HAVING MORE OR LESS PERMANENT LOCATION ON THE GROUND.

- 41.15 TRAILER PARK. LAND USED OR INTENDED TO BE USED, LEASED, OR RENTED FOR OCCUPANCY BY TWO (2) OR MORE TRAILERS WHICH ARE MOUNTED ON WHEELS OR ANCHORED IN PLACE BY A FOUNDATION OR OTHER STATIONARY SUPPORT, TO BE USED FOR LIVING PURPOSES, TOGETHER WITH AUTOMOBILE PARKING SPACE AND INCIDENTAL UTILITY STRUCTURES AND FACILITIES REQUIRED AND PROVIDED IN CONNECTION THEREWITH. THIS DEFINITION SHALL NOT INCLUDE TRAILER SALES LOTS ON WHICH UNOCCUPIED TRAILERS ARE PARKED FOR PURPOSES OF INSPECTION AND SALE.
- 41.16 TRAILER, RESIDENTIAL. A VEHICLE WITH OR WITHOUT ITS OWN MOTIVE POWER, EQUIPPED FOR OR USED FOR LIVING PURPOSES AND MOUNTED ON WHEELS OR DESIGNED TO BE SO MOUNTED AND TRANSPORTED.
- 41.17 YARD. A SPACE ON THE SAME LOT WITH A PRINCIPAL BUILDING OPEN, UNOCCUPIED AND UNOCCUPIED BY BUILDINGS OR STRUCTURES FROM GROUND TO SKY EXCEPT WHERE ENCROACHMENTS AND ACCESSORY BUILDINGS ARE EXPRESSLY PERMITTED.
- 41.18 YARD, FRONT. AN OPEN, UNOCCUPIED SPACE ON THE SAME LOT WITH A PRINCIPAL BUILDING, EXTENDING THE FULL WIDTH OF THE LOT AND SITUATED BETWEEN THE STREET RIGHT-OF-WAY LINE AND THE FRONT LINE OF THE BUILDING, PROJECTED TO THE SIDE LINES OF THE LOT.
- 41.19 YARD, REAR. AN OPEN, UNOCCUPIED SPACE ON THE SAME LOT WITH A PRINCIPAL BUILDING, EXTENDING THE FULL WIDTH OF THE LOT AND SITUATED BETWEEN THE REAR LINE OF THE LOT AND THE REAR LINE OF THE BUILDING PROJECTED TO THE SIDE LINES OF THE LOT.
- 41.20 YARD, SIDE. AN OPEN, UNOCCUPIED SPACE ON THE SAME LOT WITH A PRINCIPAL BUILDING, SITUATED BETWEEN THE BUILDING AND THE SIDE LOT LINE AND EXTENDING FROM THE REAR LINE OF THE FRONT YARD TO THE FRONT LINE OF THE REAR YARD.

ARTICLE V
ESTABLISHMENT OF DISTRICTS

SECTION 50. USE DISTRICTS

FOR THE PURPOSES OF THIS ORDINANCE, PORTIONS OF THE UNINCORPORATED TERRITORY OF SURRY COUNTY, AS SET FORTH ON THE OFFICIAL ZONING MAP OF THE MOUNT AIRY FRINGE AREA, ARE HEREBY DIVIDED INTO DISTRICTS DESIGNATED AS FOLLOWS:

GENERAL RESIDENTIAL DISTRICT (R-20)
SINGLE-FAMILY RESIDENTIAL DISTRICT (R-15)
NEIGHBORHOOD BUSINESS DISTRICT (N-B)
GENERAL BUSINESS DISTRICT (G-B)
LIGHT INDUSTRIAL DISTRICT (L-1)
HEAVY INDUSTRIAL DISTRICT (H-1)

SECTION 51. DISTRICT BOUNDARIES

THE BOUNDARIES OF THESE DISTRICTS ARE HEREBY ESTABLISHED AS SHOWN ON A MAP ENTITLED "OFFICIAL ZONING MAP, MOUNT AIRY FRINGE AREA, SURRY COUNTY, NORTH CAROLINA", ADOPTED JULY 6, 1964 BY THE BOARD OF COUNTY COMMISSIONERS AND CERTIFIED BY THE CLERK. SAID MAP AND ALL EXPLANATORY MATTER THEREON ACCOMPANIES AND IS HEREBY MADE PART OF THIS ORDINANCE. SAID MAP SHALL BE RETAINED IN THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR.

SECTION 52. RULES GOVERNING BOUNDARIES

WHERE UNCERTAINTY EXISTS WITH RESPECT TO THE BOUNDARIES OF ANY OF THE AFORESAID DISTRICTS AS SHOWN ON THE ZONING MAP, THE FOLLOWING RULES SHALL APPLY:

52.1 WHERE DISTRICT BOUNDARIES ARE INDICATED AS APPROXIMATELY FOLLOWING THE CENTER LINES OF STREETS OR HIGHWAYS, STREET LINES OR RAILROAD RIGHT-OF-WAY LINES OR SUCH LINES EXTENDED, SUCH CENTER LINES,

STREET LINES, OR RAILROAD RIGHT-OF-WAY LINES
SHALL BE CONSTRUED TO BE SUCH BOUNDARIES.

52.2 WHERE DISTRICT BOUNDARIES ARE SO INDICATED THAT
THEY APPROXIMATELY FOLLOW LOT LINES, SUCH LOT
LINES SHALL BE CONSTRUED TO BE SAID BOUNDARIES.

52.3 WHERE DISTRICT BOUNDARIES ARE SO INDICATED THAT
THEY ARE APPROXIMATELY PARALLEL TO THE CENTER
LINES OF STREETS, HIGHWAYS OR RAILROADS, OR
RIGHTS-OF-WAY OF SAME, SUCH DISTRICT BOUNDARIES
SHALL BE CONSTRUED AS BEING PARALLEL THERETO
AND AT SUCH DISTANCE THEREFROM AS INDICATED ON
THE ZONING MAP. IF NO DISTANCE IS GIVEN, SUCH
DIMENSION SHALL BE DETERMINED BY THE USE OF THE
SCALE SHOWN ON SAID ZONING MAP.

52.4 WHERE A DISTRICT BOUNDARY LINE DIVIDES A LOT IN
SINGLE OWNERSHIP THE DISTRICT REQUIREMENTS FOR
THE LEAST RESTRICTED PORTION OF SUCH LOT SHALL BE
DEEMED TO APPLY TO THE WHOLE THEREOF, PROVIDED
THAT SUCH EXTENSIONS SHALL NOT INCLUDE ANY PART
OF SUCH A LOT MORE THAN THIRTY-FIVE (35) FEET
BEYOND THE DISTRICT BOUNDARY LINE.

ARTICLE VI

APPLICATION OF REGULATIONS

EXCEPT AS HEREINAFTER PROVIDED:

SECTION 60. USE

NO BUILDING OR LAND SHALL HEREAFTER BE USED OR OCCUPIED
AND NO BUILDING OR STRUCTURE OR PART THEREOF SHALL BE ERECTED, MOVED
OR STRUCTURALLY ALTERED EXCEPT IN CONFORMITY WITH THE REGULATIONS OF THIS
ORDINANCE OR AMENDMENTS THERETO, FOR THE DISTRICT IN WHICH IT IS LOCATED.

SECTION 61. HEIGHT AND DENSITY

NO BUILDING SHALL HEREAFTER BE ERECTED OR ALTERED SO AS TO EXCEED
THE HEIGHT LIMIT, OR TO EXCEED THE DENSITY REGULATIONS OF THIS ORDINANCE
FOR THE DISTRICT IN WHICH IT IS LOCATED.

SECTION 62. LOT SIZE

NO LOT, EVEN THOUGH IT MAY CONSIST OF ONE OR MORE ADJACENT LOTS OF RECORD, SHALL BE REDUCED IN SIZE SO THAT THE LOT WIDTH OR DEPTH, FRONT, SIDE OR REAR YARDS, LOT AREA PER FAMILY OR OTHER REQUIREMENTS OF THIS ORDINANCE ARE NOT MAINTAINED.

SECTION 63. YARD USE LIMITATIONS

NO PART OF A YARD OR OTHER OPEN SPACE REQUIRED ABOUT ANY BUILDING FOR THE PURPOSE OF COMPLYING WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE INCLUDED AS A PART OF A YARD OR OTHER OPEN SPACE SIMILARLY REQUIRED FOR ANOTHER BUILDING.

SECTION 64. ONLY ONE PRINCIPAL BUILDING ON ANY LOT

ONLY ONE (1) PRINCIPAL BUILDING AND ITS CUSTOMARY ACCESSORY BUILDINGS MAY HEREAFTER BE ERECTED ON ANY LOT, EXCEPT AS AUTHORIZED BY SECTION 105, NOR SHALL ANY BUILDING BE ERECTED ON ANY LOT WHICH DOES NOT ABUT AT LEAST TWENTY-FIVE (25) FEET ON A PUBLICLY DEDICATED OR MAINTAINED STREET.

ARTICLE VII

GENERAL PROVISIONS

SECTION 70. NON-CONFORMING USE

ANY BUILDING, STRUCTURE OR USE OF LAND EXISTING AT THE TIME OF THE ENACTMENT OF THIS ORDINANCE OR ANY AMENDMENT THERETO MAY BE CONTINUED SUBJECT TO THE FOLLOWING PROVISIONS. THEY SHALL NOT BE:

70.1 CHANGED TO ANOTHER NON-CONFORMING USE.

70.2 ENLARGED OR EXTENDED EXCEPT IN CONFORMITY WITH THIS ORDINANCE.

- 70.3 RE-ESTABLISHED AFTER DISCONTINUANCE FOR THREE HUNDRED AND SIXTY-FIVE (365) DAYS.
- 70.4 REBUILT, ALTERED OR REPAIRED AFTER DAMAGE EXCEEDING SIXTY PER CENT (60%) OF ITS FAIR MARKET VALUE IMMEDIATELY PRIOR TO DAMAGE.

SECTION 71. OFF-STREET AUTOMOBILE PARKING AND STORAGE

OFF-STREET AUTOMOBILE PARKING OR STORAGE SPACE SHALL BE PROVIDED ON EVERY LOT ON WHICH ANY OF THE FOLLOWING USES ARE HEREAFTER ESTABLISHED; OR, PROVIDED THAT NO PARKING SPACE CAN BE REASONABLY PROVIDED ON THE SAME LOT, SUCH SPACE SHALL BE PROVIDED ON ANY LOT A SUBSTANTIAL PORTION OF WHICH IS WITHIN FIVE HUNDRED (500) FEET OF SUCH USES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON COMPLETION OF ANY BUILDING OR GROUP OF BUILDINGS UNLESS AND UNTIL ALL OFF-STREET PARKING AND LOADING REQUIREMENTS, SHOWN UPON THE PLANS OR MADE PART OF THE BUILDING PERMIT SHALL BE IN PLACE AND READY FOR USE. THE REQUIRED PARKING SPACE FOR ANY NUMBER OF SEPARATE USES MAY BE COMBINED IN ONE LOT BUT THE REQUIRED SPACE ASSIGNED TO ONE USE MAY NOT BE ASSIGNED TO ANOTHER USE AT THE SAME TIME, EXCEPT THAT ONE-HALF (1/2) OF THE PARKING SPACE REQUIRED FOR CHURCHES, THEATERS OR ASSEMBLY HALLS WHOSE PEAK ATTENDANCE WILL BE AT NIGHT OR ON SUNDAYS MAY BE ASSIGNED TO A USE WHICH WILL BE CLOSED AT NIGHTS OR ON SUNDAYS. EACH AUTOMOBILE PARKING SPACE SHALL BE NOT LESS THAN TWO HUNDRED (200) SQUARE FEET IN AREA EXCLUSIVE OF ADEQUATE ACCESS DRIVES AND MANEUVERING SPACE. SUCH SPACE SHALL BE PROVIDED WITH VEHICULAR ACCESS TO A STREET OR ALLEY; SUCH USE SHALL NOT THEREAFTER BE ENCROACHED UPON OR ALTERED AND SHALL BE EQUAL IN NUMBER TO AT LEAST THE MINIMUM REQUIREMENTS FOR THE SPECIFIC USE SET FORTH BELOW:

USE CLASSIFICATION

AUTOMOBILE SALES AND
REPAIR GARAGES

BOWLING ALLEYS

CHURCHES, MORTUARIES
AND FUNERAL HOMES

ELEMENTARY AND JUNIOR
HIGH SCHOOLS, BOTH PUBLIC
AND PRIVATE.

FIRE STATIONS AND SIMILAR
PUBLIC SAFETY FACILITIES

HOSPITALS, CONVALESCENT
AND REST HOMES

HOTELS, MOTELS AND
TOURIST HOMES

OFFICES, MEDICAL, PRO-
FESSIONAL, BUSINESS OR
PUBLIC, INCLUDING BANKS

PLACES OF PUBLIC ASSEMBLY
INCLUDING PRIVATE CLUBS
AND FRATERNAL LODGES, AUDI-
TORIUMS, DANCE HALLS, SKATING
RINKS, THEATERS, STADIUMS,
GYMNASIUMS, AMUSEMENT PARKS,
COMMUNITY CENTERS, MUSEUMS,
AND ALL SIMILAR PLACES OF
PUBLIC ASSEMBLY

RESIDENTIAL DWELLINGS

RESTAURANTS, INDOOR

PARKING SPACE REQUIREMENT

ONE (1) SPACE FOR EACH TWO (2)
EMPLOYEES PLUS TWO (2) SPACES
FOR EACH 300 SQUARE FEET OF
REPAIR OR MAINTENANCE SPACE.

TWO (2) SPACES FOR EACH LANE,
PLUS ONE (1) ADDITIONAL SPACE
FOR EACH TWO (2) EMPLOYEES.

ONE (1) SPACE FOR EACH FOUR (4)
SEATS IN THE MAIN CHAPEL.

ONE (1) SPACE FOR EACH CLASS-
ROOM AND ADMINISTRATIVE OFFICE.

PARKING SPACE EQUIVALENT TO
THREE (3) TIMES THE FLOOR
SPACE IN THE MAIN BUILDING

ONE (1) SPACE FOR EACH FOUR (4)
PATIENT BEDS PLUS ONE (1) SPACE
FOR EACH STAFF OR VISITING DOC-
TOR, PLUS ONE (1) SPACE FOR EACH
FOUR (4) EMPLOYEES.

ONE (1) SPACE FOR EACH ACCOMMO-
DATION PLUS TWO (2) ADDITIONAL
SPACES FOR EMPLOYEES.

ONE (1) SPACE FOR EACH 200
SQUARE FEET OF GROSS FLOOR AREA.

ONE (1) SPACE FOR EACH FOUR (4)
SEATS PROVIDED FOR PATRON USE,
PLUS ONE (1) SPACE FOR EACH 100
SQUARE FEET OF FLOOR OR GROUND
AREA USED FOR AMUSEMENT OR ASSEMBLY
BUT NOT CONTAINING FIXED SEATS.

ONE (1) SPACE FOR EACH DWELLING
UNIT.

ONE (1) SPACE FOR EACH FOUR (4)
SEATS PROVIDED FOR PATRON USES.

RESTAURANTS, DRIVE-IN

PARKING SPACE EQUIVALENT TO FIVE (5) TIMES THE FLOOR SPACE IN THE MAIN BUILDING.

RETAIL AND CONSUMER SERVICE BUSINESSES

ONE (1) SPACE FOR EACH 200 SQUARE FEET OF TOTAL FLOOR AREA.

SENIOR HIGH SCHOOLS AND COLLEGES, BOTH PUBLIC AND PRIVATE

ONE (1) SPACE FOR EACH TEN (10) STUDENTS FOR WHICH THE SCHOOL WAS DESIGNED, PLUS ONE (1) SPACE FOR EACH CLASSROOM AND ADMINISTRATIVE OFFICE.

SERVICE STATIONS

TWO (2) SPACES FOR EACH GAS PUMP PLUS THREE (3) SPACES FOR EACH GREASE RACK OR SIMILAR FACILITY.

TRAILER PARKS

ONE (1) SPACE FOR EACH SLEEPING UNIT.

WHOLESALE AND INDUSTRIAL USES

ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT.

SECTION 72. OFF-STREET LOADING AND UNLOADING SPACE

EVERY BUILDING OR STRUCTURE USED FOR BUSINESS, TRADE OR INDUSTRY HEREAFTER ERECTED, SHALL PROVIDE SPACE AS INDICATED HEREIN FOR THE LOADING AND UNLOADING OF VEHICLES OFF THE STREET OR PUBLIC ALLEY. SUCH SPACE SHALL HAVE ACCESS TO AN ALLEY, OR IF THERE IS NO ALLEY, TO A STREET. FOR THE PURPOSES OF THIS SECTION, AN OFF-STREET LOADING SPACE SHALL HAVE MINIMUM DIMENSIONS OF TWELVE (12) FEET BY FORTY (40) FEET AND AN OVERHEAD CLEARANCE OF FOURTEEN (14) FEET IN HEIGHT ABOVE THE ALLEY OR STREET GRADE.

72.1 RETAIL BUSINESS:

ONE (1) SPACE FOR EACH 5,000 SQUARE FEET OF FLOOR AREA.

72.2 WHOLESALE AND INDUSTRY:

ONE (1) SPACE FOR EACH 10,000 SQUARE FEET OF FLOOR SPACE.

ARTICLE VIII

USE REQUIREMENTS BY DISTRICTS

SECTION 80. GENERAL RESIDENTIAL DISTRICT (R-20)

THE REGULATIONS OF THIS DISTRICT ARE INTENDED TO ENSURE THAT RESIDENTIAL DEVELOPMENT NOT HAVING ACCESS TO PUBLIC WATER SUPPLIES AND DEPENDENT UPON SEPTIC TANKS FOR SEWAGE DISPOSAL WILL OCCUR AT SUFFICIENTLY LOW DENSITIES TO PROVIDE A HEALTHFUL ENVIRONMENT.

80.1 THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT:

- BOA FIDE FARMS AND THEIR CUSTOMARY APPURTENANCES
- SINGLE-FAMILY AND TWO-FAMILY RESIDENCES
- MULTI-FAMILY RESIDENCES
- RESIDENTIAL TRAILERS PROVIDED THAT NOT MORE THAN FIVE (5) SUCH TRAILERS MAY BE ACCOMMODATED PER ACRE OF GROUND, PROVIDED FURTHER THAT ALL SUCH TRAILERS SHALL BE FURNISHED WITH SANITARY FACILITIES MEETING THE REQUIREMENTS OF THE SURRY COUNTY HEALTH DEPARTMENT
- CUSTOMARY HOME OCCUPATIONS INCLUDING COOKING AND BAKING, LAUNDERING AND IRONING, DRESSMAKING AND DRAPERY MAKING, BARBERING AND HAIR DRESSING, MUSIC INSTRUCTION AND THE RENTING OF NOT MORE THAN ONE ROOM, AND THE PRACTICE OF ANY RECOGNIZED PROFESSION SUCH AS MEDICINE, DENTISTRY, LAW, CHIROPRACTIC, AND THE WRITING OR INSURANCE.
- CHURCHES AND THEIR CUSTOMARY RELATED USES INCLUDING CEMETERIES, PROVIDED THAT ALL BUILDINGS AND GRAVES SHALL BE SET BACK AT LEAST TWENTY (20) FEET FROM ANY PROPERTY LINE
- PARKS, PLAYGROUNDS, COMMUNITY CENTERS, CLUBS AND LODGES, SWIMMING POOLS, GOLF COURSES AND OTHER RECREATION FACILITIES OPERATED ON A NON-PROFIT BASIS
- PUBLIC AND PRIVATE ELEMENTARY AND SECONDARY SCHOOLS, BUT NOT SCHOOLS ENGAGED PRIMARILY IN COMMERCIAL OR INDUSTRIAL TRADES EDUCATION
- KINDERGARTENS OR DAY NURSERIES, PROVIDED THAT NOT LESS THAN ONE HUNDRED (100) SQUARE FEET OF PLAY SPACE IS PROVIDED FOR EACH CHILD AND PROVIDED THAT SAID PLAY SPACE IS SURROUNDED BY A STURDY FENCE AT LEAST SIX (6) FEET IN HEIGHT
- NURSING, CONVALESCENT, OR REST HOMES NOT USED PRIMARILY FOR THE TREATMENT OF CONTAGIOUS DISEASES, ALCOHOLICS, DRUG ADDICTS, OR PSYCHOTICS
- PUBLIC WORKS AND PUBLIC UTILITY FACILITIES SUCH AS DISTRIBUTION LINES, TRANSFORMER STATIONS, TRANS-

MISSION LINES AND TOWERS, PUMPING STATIONS, WATER TANKS AND TOWERS, TELEPHONE SUBSTATIONS, AND FIRE STATIONS, IF SUCH FACILITIES ARE ESSENTIAL TO THE SERVICE OF THE IMMEDIATE AREA AND PROVIDED FURTHER THAT NO VEHICLES OR EQUIPMENT SHALL BE STORED ON THE PREMISES (EXCEPT IN THE CASE OF FIRE STATIONS). THE ENTIRE LOT SO USED SHALL BE LANDSCAPED PROPERLY AND ALL DANGEROUS APPARATUS SHALL BE ENCLOSED BY A CHAIN-LINK FENCE AT LEAST EIGHT (8) FEET IN HEIGHT

CUSTOMARY ACCESSORY USES AND STRUCTURES TO THE ABOVE, PROVIDED SUCH ARE LOCATED IN THE REAR YARD AND ARE SITUATED NOT LESS THAN EIGHT (8) FEET FROM ANY PROPERTY LINE

SIGNS:

- (A) ONE PROFESSIONAL OR ANNOUNCEMENT SIGN PER LOT FOR CUSTOMARY HOME OCCUPATIONS, APARTMENT HOUSES, KINDERGARTENS AND REST HOMES. SUCH SIGN SHALL NOT EXCEED THREE (3) SQUARE FEET IN AREA. NO SUCH SIGN SHALL BE ILLUMINATED.
- (B) ONE SIGN PER LOT PERTAINING ONLY TO THE LEASE, RENT OR SALE OF THE PROPERTY UPON WHICH DISPLAYED. SUCH SIGN SHALL NOT EXCEED SIX (6) SQUARE FEET IN AREA. NO SUCH SIGN SHALL BE ILLUMINATED.
- (C) CHURCH BULLETIN BOARDS AND SIGNS ANNOUNCING CLUBS AND OTHER RECREATION FACILITIES AND SCHOOLS. SUCH SIGNS SHALL BE LIMITED TO ONE PER LOT AND SHALL NOT EXCEED EIGHTEEN (18) SQUARE FEET IN AREA. SUCH SIGNS MAY BE OF THE TYPE WHICH IS LIGHTED FROM BEHIND TO SILHOUETTE LETTERS AND FIGURES.

SECTION 81. SINGLE-FAMILY RESIDENTIAL DISTRICT (R-15)

THIS DISTRICT IS A QUIET, MEDIUM DENSITY NEIGHBORHOOD CONSISTING OF SINGLE FAMILY DWELLINGS ALONG WITH LIMITED HOME OCCUPATIONS AND LIMITED PRIVATE AND PUBLIC COMMUNITY USES. IT WILL ALSO APPLY TO RESIDENTIAL AREAS WITH ACCESS TO PUBLIC WATER SUPPLIES BUT NOT PUBLIC SEWERAGE.

81.1 THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT:

ALL USES PERMITTED IN THE R-20 GENERAL RESIDENTIAL DISTRICT EXCEPT TWO-FAMILY AND MULTI-FAMILY RESIDENCES AND RESIDENTIAL TRAILERS.

ACCESSORY BUILDINGS IN THE NATURE OF GARAGE APARTMENTS OR GUEST COTTAGES FOR SERVANTS OR ELDERLY PARENTS WHERE NO RENTAL PURPOSE IS INTENDED.

SECTION 82.

NEIGHBORHOOD BUSINESS DISTRICT (N-B)

THE REGULATIONS OF THIS DISTRICT ARE INTENDED TO PROVIDE FOR THE RETAILING OF GOODS AND SERVICES TO THE NEARBY RESIDENTIAL NEIGHBORHOODS IN SUCH A WAY AS TO PROTECT ABUTTING RESIDENTIAL AREAS FROM BLIGHTING INFLUENCES.

82.1 THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT:

AUTOMOBILE PARKING LOTS AND STRUCTURES
BANKS AND OTHER FINANCIAL INSTITUTIONS INCLUDING
LOAN AND FINANCE COMPANIES
BAKERIES, WHERE THE PRODUCTS ARE SOLD EXCLUSIVELY
AT RETAIL ON THE PREMISES
BARBER AND BEAUTY SHOPS
BICYCLE SALES AND REPAIR SHOPS
CHURCHES AND THEIR CUSTOMARY RELATED USES INCLUDING
CEMETERIES, PROVIDED THAT ALL BUILDINGS
AND GRAVES SHALL BE SET BACK AT LEAST TWENTY
(20) FEET FROM ANY PROPERTY LINE
COIN-OPERATED LAUNDRIES AND DRY CLEANING ESTABLISH-
MENTS
DAIRY BARS AND ICE CREAM MANUFACTURING FOR RETAIL
SALES ON THE PREMISES ONLY
DRY CLEANING AND LAUNDERING ESTABLISHMENTS OPERATED
IN CONJUNCTION WITH A RETAIL SERVICE COUNTER
PROVIDED THEY DO NOT PROCESS CLOTHES COLLECTED
AT OTHER STATIONS AND PROVIDED THAT ONLY NON-
INFLAMMABLE LIQUIDS ARE USED IN THE CLEANING
PROCESSES
FLORIST SHOPS, GREENHOUSES AND HORTICULTURAL NUR-
SERIES
FOOD STORES AND MEAT MARKETS, RETAIL ONLY, BUT
EXCLUDING THE KILLING AND DRESSING OF ANY
FLESH OR FOWL
FRUIT STANDS AND ICE PICK-UP STATIONS
FUNERAL HOMES AND MORTUARIES
KINDERGARTENS OR DAY NURSERIES, PROVIDED THAT NOT
LESS THAN ONE HUNDRED (100) SQUARE FEET OF PLAY
SPACE IS PROVIDED FOR EACH CHILD AND PROVIDED
FURTHER THAT SAID PLAY SPACE IS SURROUNDED BY A
STURDY FENCE AT LEAST SIX (6) FEET IN HEIGHT
LOCKSMITHS AND GUNSMITHS
NURSING, CONVALESCENT, OR REST HOMES NOT USED PRI-
MARILY FOR THE TREATMENT OF CONTAGIOUS DISEASES,
ALCOHOLICS, DRUG ADDICTS, OR PSYCHOTICS
OFFICES, MEDICAL, PROFESSIONAL, BUSINESS, AND PUBLIC
PARKS, PLAYGROUNDS, COMMUNITY CENTERS, CLUBS AND
LODGES, SWIMMING POOLS, GOLF COURSES AND OTHER
RECREATION FACILITIES OPERATED ON A NON-PROFIT
BASIS

PHOTOGRAPHIC, ART, MUSIC, DANCE AND PHYSICAL CULTURE STUDIOS

PUBLIC WORKS AND PUBLIC UTILITY FACILITIES SUCH AS DISTRIBUTION LINES, TRANSFORMER STATIONS, TRANSMISSION LINES AND TOWERS, PUMPING STATIONS, WATER TANKS AND TOWERS, TELEPHONE SUBSTATIONS, AND FIRE STATIONS, IF SUCH FACILITIES ARE ESSENTIAL TO THE SERVICE OF THE IMMEDIATE AREA AND PROVIDED FURTHER THAT NO VEHICLES OR EQUIPMENT SHALL BE STORED ON THE PREMISES (EXCEPT IN THE CASE OF FIRE STATIONS). THE ENTIRE LOT SO USED SHALL BE LANDSCAPED PROPERLY AND ALL DANGEROUS APPARATUS SHALL BE ENCLOSED BY A CHAIN-LINK FENCE AT LEAST EIGHT (8) FEET IN HEIGHT

RADIO AND TELEVISION REPAIR SHOPS, ELECTRIC SHOPS
RESTAURANTS, INCLUDING DRIVE-IN RESTAURANTS, PROVIDED SUCH DRIVE-IN RESTAURANTS SHALL BE FENCED ON ALL SIDES WHICH ABUT RESIDENTIAL DISTRICTS. SUCH FENCES SHALL BE SOLID FROM THE GROUND TO A HEIGHT OF SIX (6) FEET.

RETAIL ESTABLISHMENTS SUCH AS DEPARTMENT, CLOTHING, FABRIC, SHOE, VARIETY, NOTION, DRUG, HARDWARE, FURNITURE, APPLIANCE, FLOOR COVERING, PAINT, ANTIQUE, JEWELRY, GIFT, MUSIC, TOY, SPORTING GOODS, HOBBY AND CRAFTS, BOOK AND STATIONERY, MAGAZINE, CANDY, AND TOBACCO STORES, BUT NOT EXCLUDING SIMILAR RETAIL OUTLETS

SERVICE STATIONS, BUT NOT INCLUDING MAJOR REPAIR WORK NOR OPEN STORAGE OF WRECKED CARS, PROVIDED THAT ALL GASOLINE PUMPS AND OTHER STATIONARY EQUIPMENT SHALL BE LOCATED AT LEAST TWELVE (12) FEET BEHIND THE PROPERTY LINE, PROVIDED FURTHER THAT ON ALL SIDES WHERE SUCH STATIONS ABUT RESIDENTIAL AREAS, A SIX (6) FOOT HIGH FENCE AND SUITABLE LANDSCAPING SHALL BE PROVIDED

SHOE REPAIR SHOPS

SIGNS, ACCESSORY TO AND ON THE SAME PREMISES WITH USES PERMITTED IN THIS SECTION, UP TO A MAXIMUM OF TWO (2) SQUARE FEET OF SIGN AREA PER LINEAL FOOT OF BUILDING WALL FACING A PUBLICLY DEDICATED STREET OR HIGHWAY. SUCH SIGNS MAY BE ILLUMINATED BUT NOT WITH INTERMITTENT LIGHTING EFFECTS.

TAILOR AND DRESSMAKING SHOPS

TAXICAB STANDS

THEATERS, HOUSED IN A PERMANENT INDOOR STRUCTURE

CUSTOMARY ACCESSORY USES AND STRUCTURES WHEN LOCATED ON THE SAME LOT AS THE PRINCIPAL STRUCTURE, EXCLUDING, HOWEVER, OPEN STORAGE

SECTION 83.

GENERAL BUSINESS DISTRICT (G-B)

THESE COMMERCIAL DISTRICTS ARE TYPICALLY LOCATED AT STRATEGIC POINTS ALONG MAJOR RADIAL HIGHWAYS LEADING OUT OF TOWN. THEY PROVIDE SERVICES AND RETAIL GOODS FOR THE COMMUNITY AS WELL AS FOR THE TRAVELLING PUBLIC. THEY ARE ALSO DESIGNED TO ACCOMMODATE INOFFENSIVE MANUFACTURING AND WAREHOUSING ACTIVITIES.

83.1 THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT:

ALL USES PERMITTED IN THE (N-B) NEIGHBORHOOD
BUSINESS DISTRICT

ANIMAL HOSPITALS AND VETERINARY CLINICS
ARMY AND NAVY SURPLUS STORES, SWAP SHOPS
AUTOMOBILE PARTS AND SUPPLIES, NEW
AUTOMOBILE SALES, NEW AND USED
AUTOMOBILE REPAIR GARAGES AND TIRE SHOPS, BUT
EXCLUDING OPEN STORAGE OF WRECKED CARS OR
DISCARDED TIRES
AUTOMOBILE WASHING ESTABLISHMENTS
BILLIARD OR POOL HALLS
BOAT WORKS AND SALES
BOTTLING WORKS
BOWLING ALLEYS, SKATING RINKS, RIDING STABLES,
MECHANICAL RIDES, MINIATURE GOLF COURSES,
AND SIMILAR RECREATION USES
BUILDING SUPPLY AND MATERIALS OUTLETS
BUS REPAIR AND STORAGE TERMINALS
CIRCUSES, CARNIVALS, FAIRS AND REVIVAL GROUNDS
CONTRACTORS' OFFICES AND STORAGE YARDS
DISTRIBUTION TERMINALS FOR BAKERY, DAIRY, AND
SIMILAR PREPARED FOODS PRODUCTS
DRY CLEANING AND LAUNDERING ESTABLISHMENTS
ELECTRICAL SUPPLIES AND EQUIPMENT, SALES AND
REPAIRS
FABRICATING SHOPS, INCLUDING SHEET METAL WORKS,
CABINET AND WOODWORKING SHOPS AND UPHOLSTERY
SHOPS
FARM MACHINERY ASSEMBLY, SALES AND REPAIRS
FEED AND SEED STORES, HATCHERIES
FREEZER LOCKER AND ICE PLANTS
GREENHOUSES AND HORTICULTURAL NURSERIES
INDUSTRIAL SUPPLIES AND EQUIPMENT, SALES AND
SERVICE
INDUSTRIAL TRADE SCHOOLS, RESEARCH LABORATORIES
MACHINE AND WELDING SHOPS
MOBILE AND SHELL HOME DISPLAY AREAS
MONUMENT WORKS AND SALES
MOTELS AND MOTOR LODGES
MOTORCYCLE, LAWNMOWER AND POWER SAW SALES AND
SERVICE
PLUMBING AND HEATING SUPPLY HOUSES

PLUMBING, HEATING AND REFRIGERATION SHOPS
PRINTING, PUBLISHING AND REPRODUCING ESTABLISHMENTS
PUBLIC WORKS AND PUBLIC UTILITY FACILITIES
INCLUDING SERVICE AND STORAGE YARDS
RADIO AND TV STATIONS AND TOWERS
SIGNS AND BILLBOARDS, PROVIDED SUCH ARE NOT LOCATED
WITHIN FIFTY (50) FEET OF ANY RESIDENTIAL DISTRICT,
PROVIDED FURTHER THAT NOT MORE THAN ONE (1) BILL-
BOARD STRUCTURE SHALL BE ALLOWED PER ONE HUNDRED
(100) FEET OR LESS OF LOT FRONTAGE IN SINGLE OWNER-
SHIP, WITH ONE (1) ADDITIONAL BILLBOARD ALLOWED PER
ADDITIONAL ONE HUNDRED (100) FEET OF LOT FRONTAGE
THEATERS, DRIVE-IN, SUBJECT TO THE FOLLOWING CONDITIONS:

- (A) NO PART OF ANY THEATER SCREEN, PROJECTION BOOTH, OR OTHER BUILDING SHALL BE LOCATED CLOSER THAN FIVE HUNDRED (500) FEET TO ANY RESIDENTIAL DISTRICT OR CLOSER THAN FIFTY (50) FEET TO ANY PROPERTY LINE OR PUBLIC RIGHT-OF-WAY; AND NO PARKING SPACE SHALL BE LOCATED CLOSER THAN ONE HUNDRED (100) FEET TO ANY RESIDENTIAL DISTRICT.
- (B) THE THEATER SCREEN SHALL NOT FACE A MAJOR STREET OR HIGHWAY; AND RESERVOIR PARKING SPACE OFF THE STREET SHALL BE PROVIDED FOR PATRONS AWAITING ADMISSION IN AN AMOUNT OF NOT LESS THAN THIRTY PER CENT (30%) OF THE VEHICULAR CAPACITY OF THE THEATER.

TRAILER PARKS, PROVIDED THAT:

- (A) THE AREA OF THE TRAILER PARK SHALL BE A MAXIMUM OF TWO (2) ACRES, AND THE PARK SHALL HAVE A MINIMUM OF FIVE (5) TRAILER SPACES AVAILABLE AT FIRST OCCUPANCY;
- (B) THE MINIMUM LOT SIZE FOR EACH TRAILER SPACE SHALL BE FORTY (40) BY SIXTY (60) FEET AND THERE SHALL BE NOT MORE THAN TEN (10) TRAILER SPACES PER ACRE OF SITE AREA;
- (C) THE DISTANCE OF EVERY TRAILER FROM THE NEAREST PROPERTY LINE SHALL MEET THE FRONT, SIDE AND REAR YARD REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES IN THE R-20 GENERAL RESIDENTIAL DISTRICT.

- (d) PROPER ARRANGEMENTS SHALL BE MADE FOR SANITARY FACILITIES, WHETHER PROVIDED ON A COMMUNITY BASIS FOR THE ENTIRE PARK OR ON A HOOK-UP BASIS TO TRAILERS HAVING SELF-CONTAINED KITCHENS AND BATHROOMS.

TRUCKING TERMINALS, TRANSFER COMPANIES
VENDING COMPANIES

WHOLESALE AND WAREHOUSE ESTABLISHMENTS EXCEPT FOR
THE STORAGE OF TOBACCO, UNCURED HIDES, EXPLOSIVES,
OIL AND GASOLINE

CUSTOMARY ACCESSORY USES AND STRUCTURES WHEN LOCATED
ON THE SAME LOT AS THE PRINCIPAL STRUCTURE EXCLUDING, HOWEVER, OPEN STORAGE

SECTION 84. LIGHT INDUSTRIAL DISTRICT (L-1)

THE LIGHT INDUSTRIAL DISTRICT IS DESIGNED TO ACCOMMODATE INDUSTRIES AND WAREHOUSING OPERATIONS WHICH CAN BE OPERATED IN A RELATIVELY CLEAN AND QUIET MANNER AND WHICH WILL NOT BE OBNOXIOUS TO ADJACENT RESIDENTIAL OR BUSINESS DISTRICTS.

84.1 THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT:

AUTOMOBILE PARKING LOTS AND STRUCTURES
BAKERIES AND OTHER ESTABLISHMENTS MANUFACTURING
PREPARED FOOD PRODUCTS FOR WHOLESALE DISTRIBUTION
BEDDING AND CARPET MANUFACTURING AND CLEANING ESTABLISHMENTS

BOTTLING WORKS
CLOTHING AND TEXTILE MANUFACTURING
DAIRY PRODUCTS PROCESSING AND DISTRIBUTING FACILITIES
DRY CLEANING AND LAUNDERING PLANTS
ELECTRICAL APPLIANCES AND ELECTRONIC EQUIPMENT
MANUFACTURING

ELECTRICAL SUPPLIES AND EQUIPMENT, SALES AND REPAIRS
FURNITURE MANUFACTURING

INDUSTRIAL SUPPLIES AND EQUIPMENT, SALES AND SERVICE
INDUSTRIAL TRADE SCHOOLS, RESEARCH LABORATORIES

LEATHER PRODUCTS AND LUGGAGE MANUFACTURING

OFFICES PERTAINING TO ANY PERMITTED USE

PAPER GOODS MANUFACTURING AND DISTRIBUTING

PHARMACEUTICAL MANUFACTURING AND DISTRIBUTING

PLASTICS, RUBBER AND GLASS PRODUCTS MANUFACTURING

PRECISION INSTRUMENT MANUFACTURING

PRINTING, PUBLISHING, AND REPRODUCING ESTABLISHMENTS

PUBLIC WORKS AND PUBLIC UTILITY FACILITIES

SUBJECT TO THE CONDITIONS LISTED UNDER
SUBSECTION 80.1

SIGNS AND BILLBOARDS, PROVIDED SUCH ARE NOT LOCATED WITHIN
FIFTY (50) FEET OF ANY RESIDENTIAL DISTRICT, PROVIDED

FURTHER THAT NOT MORE THAN ONE (1) BILLBOARD STRUCTURE SHALL BE ALLOWED PER TWO HUNDRED (200) FEET OR LESS OF LOT FRONTAGE IN SINGLE OWNERSHIP, WITH ONE (1) ADDITIONAL BILLBOARD ALLOWED PER ADDITIONAL TWO HUNDRED (200) FEET OF LOT FRONTAGE

WHOLESALE AND WAREHOUSING ESTABLISHMENTS EXCEPT FOR THE STORAGE OF TOBACCO, UNCURED HIDES, EXPLOSIVES, GASOLINE AND OIL PRODUCTS

MANUFACTURING USES NOT OTHERWISE NAMED HEREIN UPON A FINDING BY THE BOARD OF ADJUSTMENT THAT SUCH USES COME WITHIN THE SPIRIT OR INTENT OF THIS ZONING DISTRICT

SECTION 85. HEAVY INDUSTRIAL DISTRICT (H-1)

THE HEAVY INDUSTRIAL DISTRICT IS DESIGNED TO ACCOMMODATE ALL BUT THE MOST OBNOXIOUS INDUSTRIES. HOWEVER, IT IS EXPECTED THAT INDUSTRIES PERMITTED HERE BY RIGHT WILL MINIMIZE THEIR EMISSION OF SMOKE, DUST, FUMES, GLARE, NOISE, AND VIBRATIONS.

85.1 THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT:

ALL USES PERMITTED IN THE G-B GENERAL BUSINESS DISTRICT OR THE L-1 LIGHT INDUSTRIAL DISTRICT
AUTOMOBILE JUNK YARDS AND SCRAP METAL DEALERS,
PROVIDED THAT THE PREMISES ARE ENCLOSED BY A SOLID FENCE NOT LESS THAN EIGHT (8) FEET IN HEIGHT

BRICK, TILE AND POTTERY YARDS
CHEMICAL MANUFACTURING, HOUSEHOLD OR INDUSTRIAL
COAL AND WOOD YARDS
CONCRETE AND ASPHALT PRODUCTS PLANTS
FERTILIZER MANUFACTURING
FLOUR AND FEED MILLS
FOUNDRIES PRODUCING IRON, STEEL, COPPER, BRASS, AND ALUMINUM PRODUCTS
LIVESTOCK SALE BARNs
MACHINE TOOL MANUFACTURING
MEAT PACKING AND POULTRY PROCESSING PLANTS
METAL FABRICATING PLANTS
QUARRIES AND RELATED FACILITIES
SAWMILLS, PLANING MILLS AND WOODEN BOX FACTORIES
SIGNS AND BILLBOARDS, SUBJECT TO THE CONDITIONS LISTED UNDER SUBSECTION 83.1
TOBACCO PROCESSING AND STORAGE FACILITIES
WHOLESALE STORAGE OF GASOLINE AND OIL PRODUCTS
MANUFACTURING USES NOT OTHERWISE NAMED HEREIN UPON A FINDING BY THE BOARD OF ADJUSTMENT THAT SUCH USES WILL NOT BE DANGEROUS OR DETRIMENTAL TO THE HEALTH, SAFETY, WELFARE OR GENERAL CHARACTER OF THIS ZONING DISTRICT OR OF THE COMMUNITY

ARTICLE IX

AREA, YARD AND HEIGHT REQUIREMENTS

DIMENSIONAL REQUIREMENTS FOR THE VARIOUS DISTRICTS SHALL BE AS FOLLOWS:

DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD REQUIREMENTS			MAXIMUM HEIGHT
	AREA IN SQUARE FEET	SQUARE FEET PER DWELLING UNIT	MINIMUM LOT WIDTH	FRONT YARD SETBACK IN FEET	SIDE YARDS IN FEET	REAR YARD IN FEET	
R-20							
1st UNIT	20,000	20,000	100	40	12	30	35
2 UNITS	30,000	15,000	100	40	12	30	35
3 OR MORE UNITS		12,000	120	40	12	30	50
R-15							
1st UNIT	15,000	15,000	80	30	10	25	35
N-B NEIGHBORHOOD BUSINESS DISTRICT				30(A)	(B)	(B)	50
G-B GENERAL BUSINESS DISTRICT				30(A)	(B)	(B)	50
L-1 LIGHT INDUSTRIAL DISTRICT				40(A)	(B)	(B)	--
H-1 HEAVY INDUSTRIAL DISTRICT				40(A)	(B)	(B)	--

(A) MAY BE USED FOR ONE (1) TIER OR PARKING IF SETBACK IS DOUBLED.

(B) NONE REQUIRED, EXCEPT WHERE A LOT ABUTS ANY RESIDENTIAL DISTRICT THERE SHALL BE A REAR YARD CLEARANCE OF AT LEAST TWENTY (20) FEET.

ARTICLE X
EXCEPTIONS AND MODIFICATIONS

SECTION 100. LOT OF RECORD

WHERE THE OWNER OF A LOT CONSISTING OF ONE OR MORE LOTS OF OFFICIAL RECORD IN ANY DISTRICT AT THE TIME OF THE ADOPTION OF THIS ORDINANCE OR HIS SUCCESSOR IN TITLE THERETO DOES NOT OWN SUFFICIENT CONTIGUOUS LAND TO ENABLE HIM TO CONFORM TO THE MINIMUM LOT SIZE REQUIREMENTS OF THIS ORDINANCE, SUCH LOT MAY BE USED AS A BUILDING SITE PROVIDED, HOWEVER, THAT THE REQUIREMENTS OF THE DISTRICT ARE COMPLIED WITH OR A VARIANCE IS OBTAINED FROM THE ZONING BOARD OF ADJUSTMENT.

SECTION 101. FRONT YARD SETBACKS FOR DWELLINGS

THE FRONT YARD SETBACK REQUIREMENTS OF THIS ORDINANCE FOR DWELLINGS SHALL NOT APPLY TO ANY LOT WHERE THE AVERAGE SETBACK OF EXISTING BUILDINGS LOCATED WHOLLY OR PARTIALLY WITHIN ONE HUNDRED (100) FEET ON EITHER SIDE OF THE PROPOSED DWELLING AND ON THE SAME SIDE OF THE SAME BLOCK AND USE DISTRICT AND FRONTING ON THE SAME STREET AS SUCH LOT, IS LESS THAN THE MINIMUM REQUIRED FRONT YARD DEPTH. IN SUCH CASE, THE SETBACK ON SUCH LOTS MAY BE LESS THAN THE REQUIRED SETBACK, BUT NOT LESS THAN THE AVERAGE OF THE EXISTING SETBACKS ON THE AFOREMENTIONED LOTS, OR A DISTANCE OF TEN (10) FEET FROM THE STREET RIGHT-OF-WAY LINE, WHICHEVER IS GREATER.

SECTION 102. HEIGHT LIMITATIONS

THE HEIGHT LIMITATIONS OF THIS ORDINANCE SHALL NOT APPLY TO CHURCH SPIRES, BELFRIES, CUPOLAS AND DOMEs NOT INTENDED FOR HUMAN OCCUPANCY; MONUMENTS, WATER TOWERS, OBSERVATION TOWERS, TRANSMISSION TOWERS, CHIMNEYS, SMOKESTACKS, CONVEYORS, FLAG POLES, RADIO TOWERS, TELEVISION TOWERS, MASTS,

AERIALS AND SIMILAR STRUCTURES, EXCEPT AS OTHERWISE PROVIDED IN THE VICINITY OF AIRPORTS.

SECTION 103. VISIBILITY AT INTERSECTIONS

ON A CORNER LOT IN ANY RESIDENTIAL DISTRICT NO PLANTING, STRUCTURE, FENCE, WALL OR OBSTRUCTION TO VISION MORE THAN THREE (3) FEET IN HEIGHT MEASURED FROM THE CENTER LINE OF THE STREET SHALL BE PLACED OR MAINTAINED WITHIN THE TRIANGULAR AREA FORMED BY THE INTERSECTING STREET RIGHT-OF-WAY LINES AND A STRAIGHT LINE CONNECTING POINTS ON SAID STREET RIGHT-OF-WAY LINES EACH OF WHICH IS TWENTY-FIVE (25) FEET DISTANT FROM THE POINT OF INTERSECTION.

SECTION 104. CORNER LOTS

IN ANY RESIDENTIAL DISTRICT THE SIDE YARD REQUIREMENTS FOR CORNER LOTS ALONG THE SIDE STREET RIGHT-OF-WAY LINE SHALL HAVE AN EXTRA WIDTH OF TEN (10) FEET.

SECTION 105. GROUP PROJECTS

IN THE CASE OF TWO (2) OR MORE BUILDINGS TO BE CONSTRUCTED ON A PLOT OF GROUND OF AT LEAST TWO (2) ACRES NOT SUBDIVIDED INTO THE CUSTOMARY STREETS AND LOTS AND WHICH WILL NOT BE SO SUBDIVIDED, THE APPLICATION OF THE TERMS OF THIS ORDINANCE MAY BE VARIED BY THE ZONING BOARD OF ADJUSTMENT IN A MANNER THAT WILL BE IN HARMONY WITH THE CHARACTER OF THE NEIGHBORHOOD, PROVIDED:

- 105.1 SUCH USES ARE LIMITED TO THOSE PERMITTED WITHIN THE ZONING DISTRICT IN WHICH THE PROJECT IS LOCATED. IN NO CASE SHALL THE BOARD AUTHORIZE A USE PROHIBITED IN THE DISTRICT IN WHICH THE PROJECT IS TO BE LOCATED;
- 105.2 THE OVER-ALL INTENSITY OF LAND USE IS NO HIGHER AND THE STANDARD OF OPEN SPACE IS NO LOWER THAN THAT PERMITTED IN THE DISTRICT IN WHICH THE PROJECT IS LOCATED;

- 105.3 THE DISTANCE OF EVERY BUILDING FROM THE NEAREST PROPERTY LINE SHALL MEET THE FRONT YARD SETBACK AND SIDE YARD REQUIREMENTS OF THE DISTRICT IN WHICH THE PROJECT IS LOCATED;
- 105.4 THE BUILDING HEIGHTS DO NOT EXCEED THE HEIGHT LIMITS PERMITTED IN THE DISTRICT IN WHICH THE PROJECT IS LOCATED; AND
- 105.5 IF THE PROPERTY LIES WITHIN OR ABUTS UPON A RESIDENTIAL DISTRICT, AND IS TO BE USED FOR A NON-RESIDENTIAL PURPOSE, THERE SHALL BE A DENSELY PLANTED BUFFER STRIP AT LEAST EIGHT (8) FEET IN HEIGHT ALONG THE REAR AND/OR SIDE LOT LINES ABUTTING THE RESIDENTIAL PROPERTIES. NO SUCH BUFFER SHALL, HOWEVER, EXTEND NEARER TO A STREET RIGHT-OF-WAY LINE THAN THE ESTABLISHED BUILDING LINE OF THE ADJOINING RESIDENTIAL LOT.

ARTICLE XI

ADMINISTRATION, ENFORCEMENT AND PENALTIES

SECTION 110. ZONING ENFORCEMENT OFFICER

THE ZONING ADMINISTRATOR IS HEREBY AUTHORIZED, AND IT SHALL BE HIS DUTY TO ENFORCE AND ADMINISTER THE PROVISIONS OF THIS ORDINANCE.

SECTION 111. BUILDING PERMIT REQUIRED

NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, MOVED, EXTENDED OR ENLARGED, OR STRUCTURALLY ALTERED TO THE EXTENT OF MORE THAN FIVE HUNDRED DOLLARS (\$500.00), NOR SHALL ANY EXCAVATION OR FILLING OF ANY LOT FOR THE CONSTRUCTION OF ANY BUILDING BE COMMENCED UNTIL THE ZONING ADMINISTRATOR HAS ISSUED A BUILDING PERMIT FOR SUCH WORK. THIS EXEMPTION SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF APPLICABLE YARD AND SPACING REQUIREMENTS.

SECTION 112. APPLICATION FOR BUILDING PERMIT

EACH APPLICATION TO THE ZONING ADMINISTRATOR FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY PLOT PLANS IN DUPLICATE SHOWING:

- 112.1 THE ACTUAL DIMENSIONS OF THE LOT TO BE BUILT UPON;

- 112.2 THE SIZE OF THE BUILDING TO BE ERECTED;
- 112.3 THE LOCATION OF THE BUILDING ON THE LOT;
- 112.4 THE LOCATION OF EXISTING STRUCTURES ON THE LOT,
IF ANY;
- 112.5 THE NUMBER OF DWELLING UNITS THE BUILDING IS
DESIGNED TO ACCOMMODATE;
- 112.6 THE APPROXIMATE SETBACK LINES OF BUILDINGS
ON ADJOINING LOTS; AND
- 112.7 SUCH OTHER INFORMATION AS MAY BE ESSENTIAL FOR
DETERMINING WHETHER THE PROVISIONS OF THIS
ORDINANCE ARE BEING OBSERVED.

ANY BUILDING PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY IT SHALL HAVE BEEN COMMENCED WITHIN SIX (6) MONTHS OF ITS DATE OF ISSUE OR IF THE WORK AUTHORIZED BY IT IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE (1) YEAR.

SECTION 113. CERTIFICATE OF OCCUPANCY

A CERTIFICATE OF OCCUPANCY ISSUED BY THE ZONING ADMINISTRATOR IS REQUIRED IN ADVANCE OF:

- 113.1 OCCUPANCY OR USE OF A BUILDING HEREAFTER ERECTED,
ALTERED OR MOVED;
- 113.2 A CHANGE OF USE OF ANY BUILDING OR LAND; AND
- 113.3 IN ADDITION, A CERTIFICATE OF OCCUPANCY SHALL
BE REQUIRED FOR EACH NON-CONFORMING USE CREATED
BY THE PASSAGE OF AND SUBSEQUENT AMENDMENTS TO
THIS ORDINANCE. THE OWNER OF SUCH NON-CONFORMING
USE SHALL OBTAIN A CERTIFICATE OF OCCUPANCY WITHIN
THIRTY (30) DAYS OF THE DATE OF SAID PASSAGE OF
AMENDMENTS.

A CERTIFICATE OF OCCUPANCY, EITHER FOR THE WHOLE OR A PART OF A BUILDING SHALL BE APPLIED FOR COINCIDENT WITH THE APPLICATION FOR A BUILDING PERMIT AND SHALL BE ISSUED WITHIN TEN (10) DAYS AFTER THE ERECTION OR STRUCTURAL ALTERATION OF SUCH BUILDING, OR PART, SHALL HAVE BEEN COMPLETED IN CONFORM-

ITY WITH THE PROVISIONS OF THIS ORDINANCE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNLESS THE PROPOSED USE OF A BUILDING OR LAND CONFORMS TO THE APPLICABLE PROVISIONS OF THIS ORDINANCE. IF THE CERTIFICATE OF OCCUPANCY IS DENIED, THE ZONING ADMINISTRATOR SHALL STATE IN WRITING THE REASONS FOR REFUSAL AND THE APPLICANT SHALL BE NOTIFIED OF THE REFUSAL. A RECORD OF ALL CERTIFICATES SHALL BE KEPT ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR AND COPIES SHALL BE FURNISHED ON REQUEST, TO ANY PERSON HAVING A PROPRIETARY OR TENANCY INTEREST IN THE BUILDING OR LAND INVOLVED.

SECTION 114. PENALTIES FOR VIOLATION

ANY PERSON VIOLATING ANY PROVISIONS OF THIS ORDINANCE SHALL BE GUILTY OF A MISDEMEANOR AND UPON CONVICTION SHALL BE PUNISHED FOR EACH OFFENSE BY A FINE NOT EXCEEDING FIFTY DOLLARS (\$50.00) OR BY IMPRISONMENT NOT TO EXCEED THIRTY (30) DAYS. EACH DAY SUCH VIOLATION CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE.

SECTION 115. REMEDIES

IN CASE ANY BUILDING IS ERECTED, CONSTRUCTED, RECONSTRUCTED, ALTERED, REPAIRED, CONVERTED OR MAINTAINED, OR ANY BUILDING OR LAND IS USED IN VIOLATION OF THIS ORDINANCE, THE ZONING ADMINISTRATOR, OR ANY OTHER APPROPRIATE COUNTY AUTHORITY OR ANY PERSON WHO WOULD BE DAMAGED BY SUCH VIOLATION, IN ADDITION TO OTHER REMEDIES, MAY INSTITUTE AN ACTION FOR INJUNCTION, OR MANDAMUS, OR OTHER APPROPRIATE ACTION OR PROCEEDING TO PREVENT SUCH VIOLATION.

ARTICLE XII

ZONING BOARD OF ADJUSTMENT

SECTION 120. ESTABLISHMENT OF ZONING BOARD OF ADJUSTMENT

A ZONING BOARD OF ADJUSTMENT IS HEREBY ESTABLISHED. SAID BOARD SHALL CONSIST OF FIVE (5) MEMBERS TO BE APPOINTED BY THE BOARD OF COUNTY COMMISSIONERS

FOR OVERLAPPING TERMS OF THREE (3) YEARS. INITIAL APPOINTMENT SHALL BE AS FOLLOWS: ONE (1) MEMBER FOR A TERM OF THREE (3) YEARS, TWO (2) MEMBERS FOR A TERM OF TWO (2) YEARS AND TWO (2) MEMBERS FOR A TERM OF ONE (1) YEAR. ANY VACANCY IN THE MEMBERSHIP SHALL BE FILLED FOR THE UNEXPIRED TERM IN THE SAME MANNER AS THE INITIAL APPOINTMENT. MEMBERS SHALL SERVE WITHOUT PAY BUT MAY BE REIMBURSED FOR ANY EXPENSES INCURRED WHILE REPRESENTING THE BOARD OF ADJUSTMENT.

SECTION 121. PROCEEDINGS OF THE ZONING BOARD OF ADJUSTMENT

THE BOARD OF ADJUSTMENT SHALL ELECT A CHAIRMAN AND A VICE-CHAIRMAN FROM ITS MEMBERS WHO SHALL SERVE FOR ONE (1) YEAR OR UNTIL HIS SUCCESSOR IS ELECTED. THE BOARD SHALL APPOINT A SECRETARY, WHO MAY BE AN EMPLOYEE OF THE COUNTY, A MEMBER OF THE PLANNING BOARD OR A MEMBER OF THE BOARD OF ADJUSTMENT. THE BOARD SHALL ADOPT RULES AND BY-LAWS IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE. MEETINGS OF THE BOARD SHALL BE HELD AT THE CALL OF THE CHAIRMAN AND AT SUCH OTHER TIMES AS THE BOARD MAY DETERMINE. THE CHAIRMAN, OR IN HIS ABSENCE, THE VICE-CHAIRMAN, MAY ADMINISTER OATHS AND COMPEL THE ATTENDANCE OF WITNESSES BY SUBPOENA. ALL MEETINGS OF THE BOARD SHALL BE OPEN TO THE PUBLIC.

SECTION 122. DECISIONS OF THE ZONING BOARD OF ADJUSTMENT

THE CONCURRING VOTE OF FOUR (4) MEMBERS OF THE BOARD OF ADJUSTMENT SHALL BE NECESSARY TO REVERSE ANY ORDER, REQUIREMENT, DECISION OR DETERMINATION OF THE ZONING ADMINISTRATOR WITHIN SURRY COUNTY, OR TO DECIDE IN FAVOR OF THE APPLICANT ON ANY MATTER UPON WHICH IT IS REQUIRED TO PASS UNDER THIS ORDINANCE OR TO AFFECT ANY VARIATION OF THIS ORDINANCE.

ON ALL APPEALS, APPLICATIONS AND OTHER MATTERS BROUGHT BEFORE THE BOARD OF ADJUSTMENT, SAID BOARD SHALL INFORM, IN WRITING, ALL THE PARTIES

INVOLVED OF ITS DECISIONS AND THE REASONS THEREFOR.

SECTION 123. APPEALS, HEARINGS AND NOTICE

APPEALS TO THE BOARD OF ADJUSTMENT MAY BE TAKEN BY ANY PERSON AGGRIEVED OR BY AN OFFICER, DEPARTMENT, BOARD OR BUREAU OF SURRY COUNTY AFFECTED BY ANY DECISION OF THE ZONING ADMINISTRATOR OR OTHER COUNTY OFFICIAL BASED ON THIS ORDINANCE. SUCH APPEAL SHALL BE TAKEN WITHIN A REASONABLE TIME, AS PROVIDED BY THE RULES OF THE BOARD, BY FILING WITH THE ZONING ADMINISTRATOR AND WITH THE BOARD OF ADJUSTMENT A WRITTEN NOTICE OF APPEAL SPECIFYING THE GROUNDS THEREOF. ALL PAPERS CONSTITUTING THE RECORD UPON WHICH THE ACTION APPEALED FROM WAS TAKEN SHALL FORTHWITH BE TRANSMITTED TO THE BOARD OF ADJUSTMENT.

THE BOARD OF ADJUSTMENT SHALL FIX A REASONABLE TIME FOR THE HEARING OF APPEALS OR OTHER MATTERS REFERRED TO IT, AND GIVE DUE NOTICE THEREOF TO THE PARTIES IN INTEREST, AND DECIDE THE SAME WITHIN A REASONABLE TIME. UPON A HEARING, ANY PARTY MAY APPEAL IN PERSON, OR BY AGENT OR BY ATTORNEY.

SECTION 124. STAY OF PROCEEDINGS

AN APPEAL STAYS ALL LEGAL PROCEEDINGS IN FURTHERANCE OF THE ACTION APPEALED FROM, UNLESS THE ZONING ADMINISTRATOR CERTIFIES TO THE BOARD OF ADJUSTMENT AFTER THE NOTICE OF APPEAL SHALL HAVE BEEN FILED WITH HIM, THAT, BY REASON OF FACTS STATED IN THE CERTIFICATE A STAY WOULD, IN HIS OPINION, CAUSE IMMINENT PERIL TO LIFE AND PROPERTY. IN SUCH CASE, PROCEEDINGS SHALL NOT BE STAYED OTHERWISE THAN BY A RESTRAINING ORDER WHICH MAY BE GRANTED BY THE BOARD OF ADJUSTMENT OR BY A COURT OF RECORD ON APPLICATION, ON NOTICE TO THE ZONING ADMINISTRATOR, AND ON DUE CAUSE SHOWN.

SECTION 125. POWERS AND DUTIES OF THE BOARD OF ADJUSTMENT

THE ZONING BOARD OF ADJUSTMENT SHALL HAVE THE FOLLOWING POWERS AND DUTIES:

- 125.1 ADMINISTRATIVE REVIEW. TO HEAR AND DECIDE APPEALS WHERE IT IS ALLEGED THERE IS ERROR IN ANY ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE ZONING ADMINISTRATOR IN THE ENFORCEMENT OF THIS ORDINANCE.
- 125.2 SPECIAL EXCEPTIONS. TO HEAR AND DECIDE SPECIAL EXCEPTIONS TO THE TERMS OF THIS ORDINANCE UPON WHICH THE BOARD OF ADJUSTMENT IS REQUIRED TO PASS UNDER THIS ORDINANCE.
- 125.3 VARIANCES. TO AUTHORIZE UPON APPEAL IN SPECIFIC CASES SUCH VARIANCES FROM THE TERMS OF THE ORDINANCE AS WILL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THE ORDINANCE WILL, IN AN INDIVIDUAL CASE, RESULT IN PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP, SO THAT THE SPIRIT OF THE ORDINANCE SHALL BE OBSERVED, PUBLIC SAFETY AND WELFARE SECURED, AND SUBSTANTIAL JUSTICE DONE. THE EXISTENCE OF A NON-CONFORMING USE OF NEIGHBORING LAND, BUILDINGS, OR STRUCTURES IN THE SAME DISTRICT OR OF PERMITTED OR NON-CONFORMING USES IN OTHER DISTRICTS SHALL NOT CONSTITUTE A REASON FOR THE REQUESTED VARIANCE. SUCH VARIANCE MAY BE GRANTED IN SUCH INDIVIDUAL CASE OF UNNECESSARY HARDSHIP UPON FINDING BY THE BOARD OF ADJUSTMENT THAT THE FOLLOWING CONDITIONS EXIST:
- 125.31 THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THE PARTICULAR PIECE OF PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY THAT ARE NOT APPLICABLE TO OTHER LANDS OR STRUCTURES IN THE SAME DISTRICT.
- 125.32 GRANTING THE VARIANCE REQUESTED WILL NOT CONFER UPON THE APPLICANT ANY SPECIAL PRIVILEGES THAT ARE DENIED TO OTHER RESIDENTS OF THE DISTRICT IN WHICH THE PROPERTY IS LOCATED.
- 125.33 A LITERAL INTERPRETATION OF THE PROVISIONS OF THIS ORDINANCE WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER RESIDENTS OF THE DISTRICT IN WHICH THE PROPERTY IS LOCATED.

- 125.34 THE REQUESTED VARIANCE WILL BE IN HARMONY WITH THE PURPOSE AND INTENT OF THIS ORDINANCE AND WILL NOT BE INJURIOUS TO THE NEIGHBORHOOD OR TO THE GENERAL WELFARE.
- 125.35 THE SPECIAL CIRCUMSTANCES ARE NOT THE RESULT OF THE ACTIONS OF THE APPLICANT.
- 125.36 THE VARIANCE REQUESTED IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE LEGAL USE OF THE LAND, BUILDING OR STRUCTURE.
- 125.37 THE VARIANCE IS NOT A REQUEST TO PERMIT A USE OF LAND, BUILDING, OR STRUCTURE WHICH IS NOT PERMITTED BY RIGHT OR BY SPECIAL EXCEPTION IN THE DISTRICT INVOLVED.

SECTION 126. APPEALS FROM THE BOARD OF ADJUSTMENT

ANY PERSON OR PERSONS, JOINTLY OR SEVERALLY, AGGRIEVED BY ANY DECISION OF THE BOARD, ANY TAXPAYER, OR ANY OFFICER, DEPARTMENT, BOARD OR BUREAU OF SURRY COUNTY MAY, WITHIN THIRTY (30) DAYS AFTER THE FILING OF THE DECISION IN THE OFFICE OF THE BOARD, BUT NOT THEREAFTER, PRESENT TO A COURT OF COMPETENT JURISDICTION A PETITION DULY VERIFIED, SETTING FORTH THAT SUCH DECISION IS ILLEGAL, IN WHOLE OR IN PART, SPECIFYING THE GROUND OF ILLEGALITY WHEREUPON SUCH DECISION OF SAID BOARD SHALL BE SUBJECT TO REVIEW BY CERTIORARI AS PROVIDED BY LAW.

ARTICLE XIII

AMENDMENTS

THIS ORDINANCE, INCLUDING THE ZONING MAP, MAY BE AMENDED FROM TIME TO TIME, BUT NO AMENDMENT SHALL BECOME EFFECTIVE UNLESS IT SHALL HAVE BEEN PROPOSED BY, OR SHALL FIRST HAVE BEEN SUBMITTED TO THE SURRY COUNTY PLANNING BOARD FOR REVIEW AND RECOMMENDATION. THE PLANNING BOARD SHALL HAVE FORTY-FIVE (45) DAYS WITHIN WHICH TO SUBMIT ITS REPORT. IF THE PLANNING BOARD FAILS TO SUBMIT A REPORT WITHIN THE FORTY-FIVE DAY PERIOD, IT SHALL BE DEEMED TO

HAVE APPROVED THE PROPOSED AMENDMENT. A PUBLIC HEARING SHALL BE HELD BY THE BOARD OF COUNTY COMMISSIONERS BEFORE ADOPTION OF ANY PROPOSED AMENDMENT TO THIS ORDINANCE. A NOTICE OF SUCH PUBLIC HEARING SHALL BE GIVEN ONCE A WEEK FOR TWO (2) SUCCESSIVE CALENDAR WEEKS IN A NEWSPAPER OF GENERAL CIRCULATION IN SURRY COUNTY, SAID NOTICE TO BE PUBLISHED THE FIRST TIME NOT LESS THAN FIFTEEN (15) DAYS PRIOR TO THE DATE ESTABLISHED FOR SUCH PUBLIC HEARING.

ARTICLE XIV

LEGAL STATUS PROVISIONS

SECTION 140. CONFLICT WITH OTHER REGULATIONS

WHENEVER THE REGULATIONS OF THIS ORDINANCE REQUIRE A GREATER WIDTH OR SIZE OF YARDS, COURTS, OR OTHER OPEN SPACE, OR REQUIRE A LOWER HEIGHT OF BUILDINGS OR REQUIRE A GREATER PERCENTAGE OF LOT TO BE LEFT UNOCCUPIED, OR IMPOSE OTHER MORE RESTRICTIVE STANDARDS THAN ARE REQUIRED IN OR UNDER ANY OTHER STATUTES, THE REGULATIONS AND REQUIREMENTS OF THIS ORDINANCE SHALL GOVERN.

WHENEVER THE PROVISIONS OF ANY OTHER STATUTE REQUIRE MORE RESTRICTIVE STANDARDS THAN ARE REQUIRED BY THIS ORDINANCE, THE PROVISIONS OF SUCH STATUTE SHALL GOVERN.

SECTION 141. VALIDITY

SHOULD ANY SECTION OR PROVISION OF THIS ORDINANCE BE DECLARED BY THE COURTS TO BE UNCONSTITUTIONAL OR INVALID, SUCH DECLARATION SHALL NOT AFFECT THE VALIDITY OF THE ORDINANCE AS A WHOLE OR ANY PART THEREOF OTHER THAN THE PART SO DECLARED TO BE UNCONSTITUTIONAL OR INVALID.

SECTION 142. EFFECTIVE DATE

THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF SURRY COUNTY, THIS SIXTH DAY OF JULY, 1964.

Mount Airy Fringe Area

Surry County

North Carolina

N

MAP - 3

MAP - 4

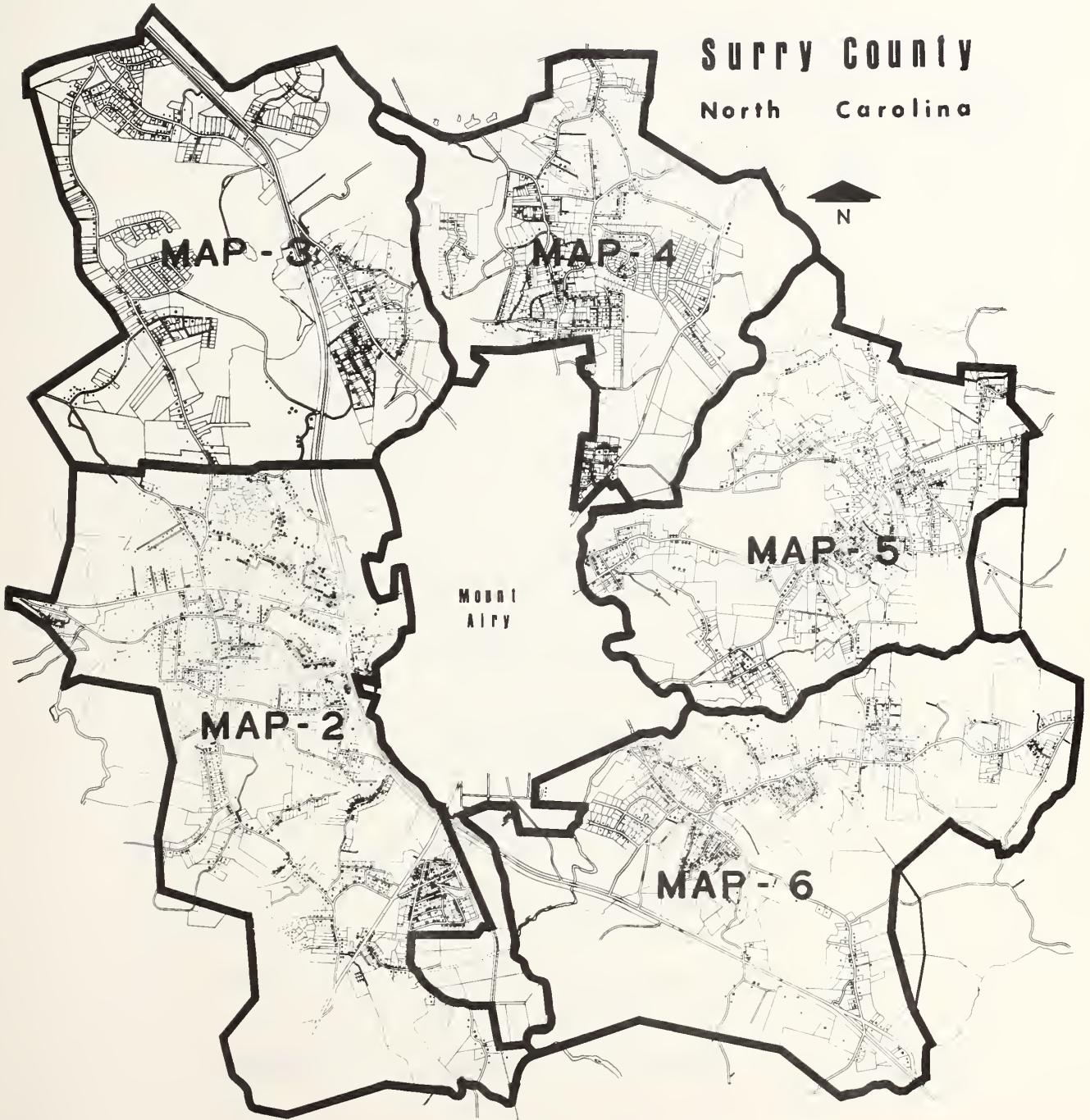
MAP - 5

MAP - 2

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Airy

MAP - 6

MAP - 1



OFFICIAL ZONING MAP
MOUNT AIRY FRINGE AREA
SURRY COUNTY, N. C.

LEGEND

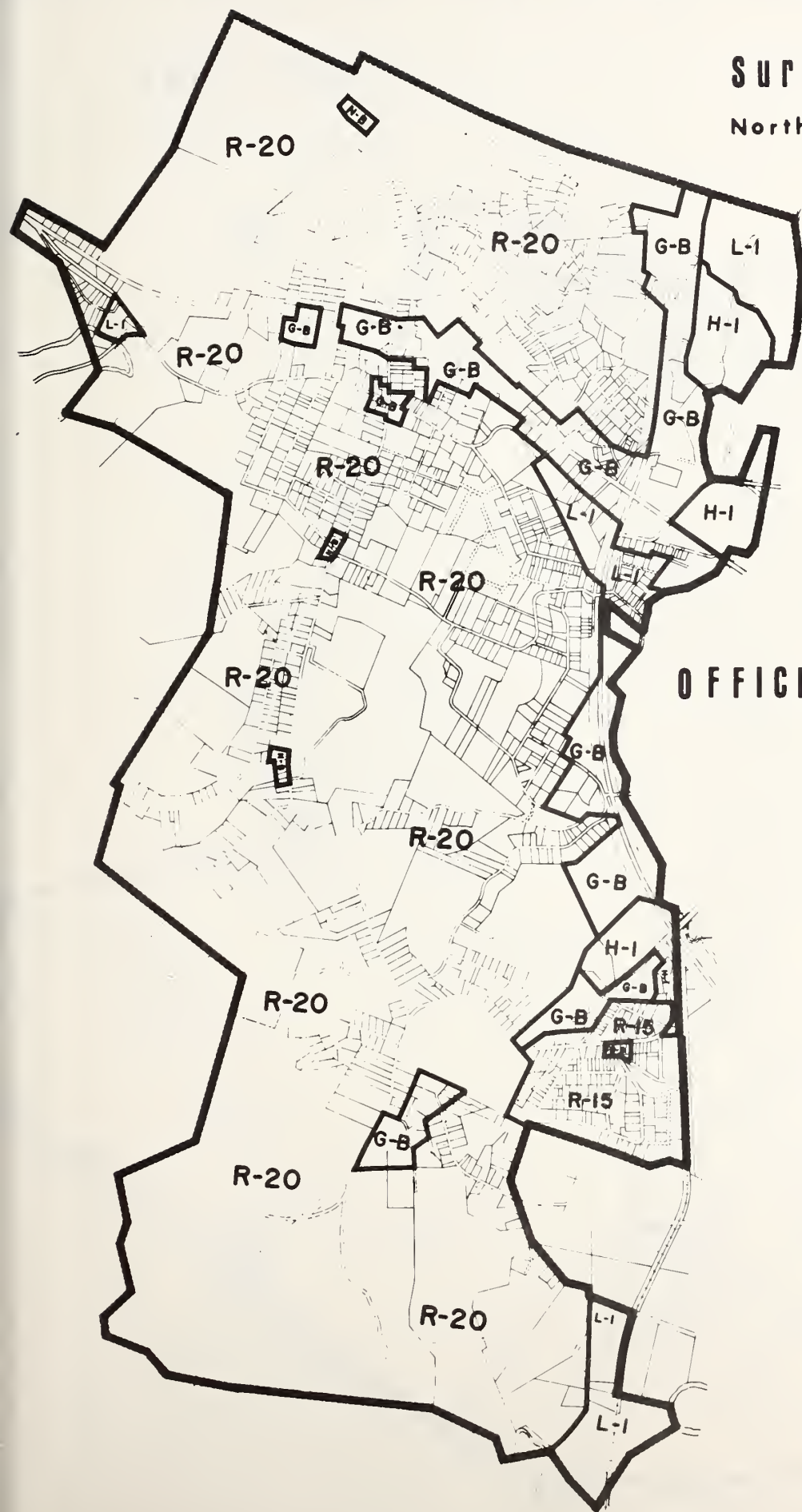
DISTRICTS

R - 20	GENERAL RESIDENTIAL
R - 15	SINGLE - FAMILY RESIDENTIAL
N - B	NEIGHBORHOOD BUSINESS
G - B	GENERAL BUSINESS
L - I	LIGHT INDUSTRIAL
H - I	HEAVY INDUSTRIAL
.....	INNER & OUTER BOUNDARIES
———	DISTRICT BOUNDARIES

Mount Airy Fringe Area

Surry County

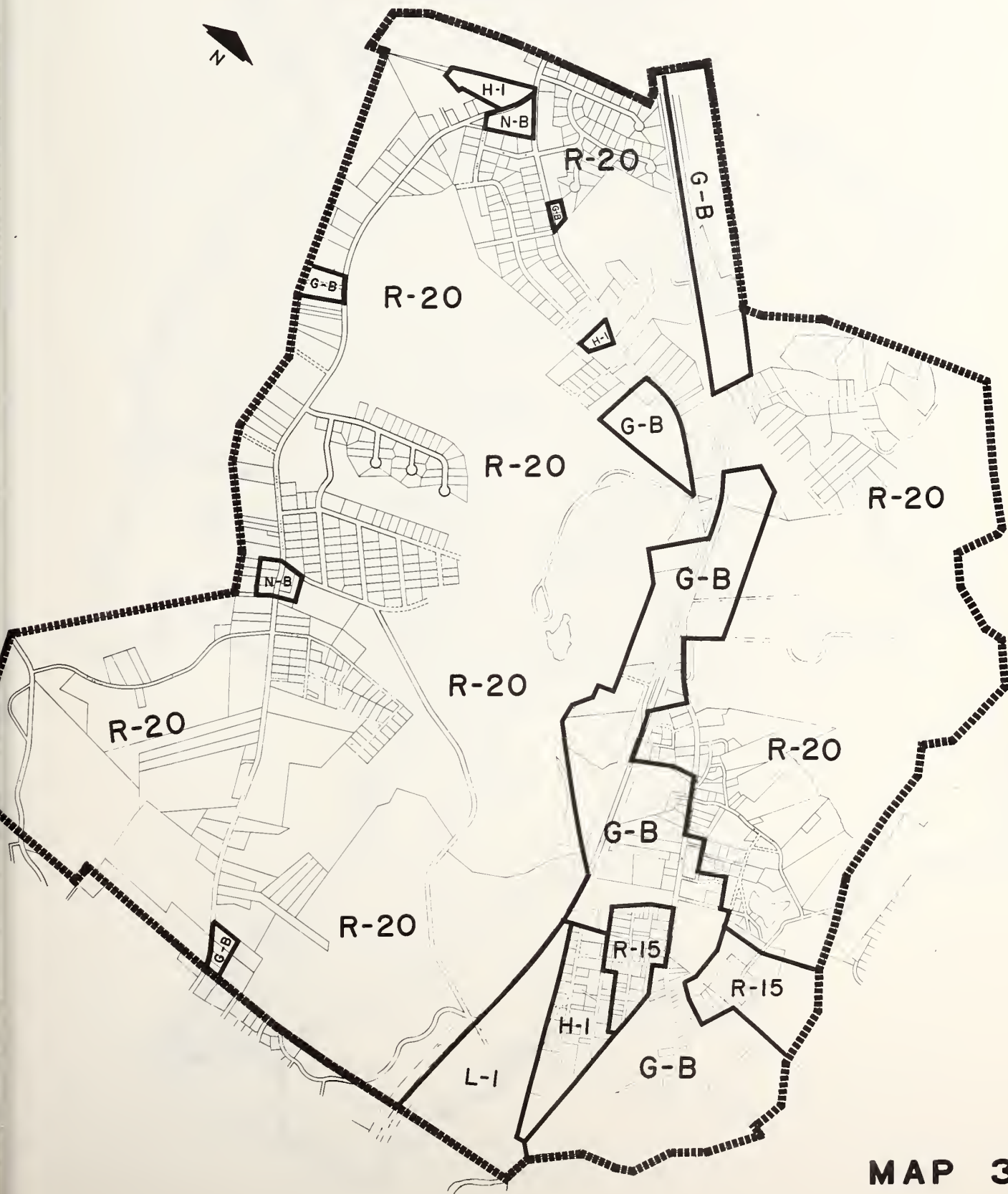
North Carolina



OFFICIAL ZONING MAP

Surry County

North Carolina

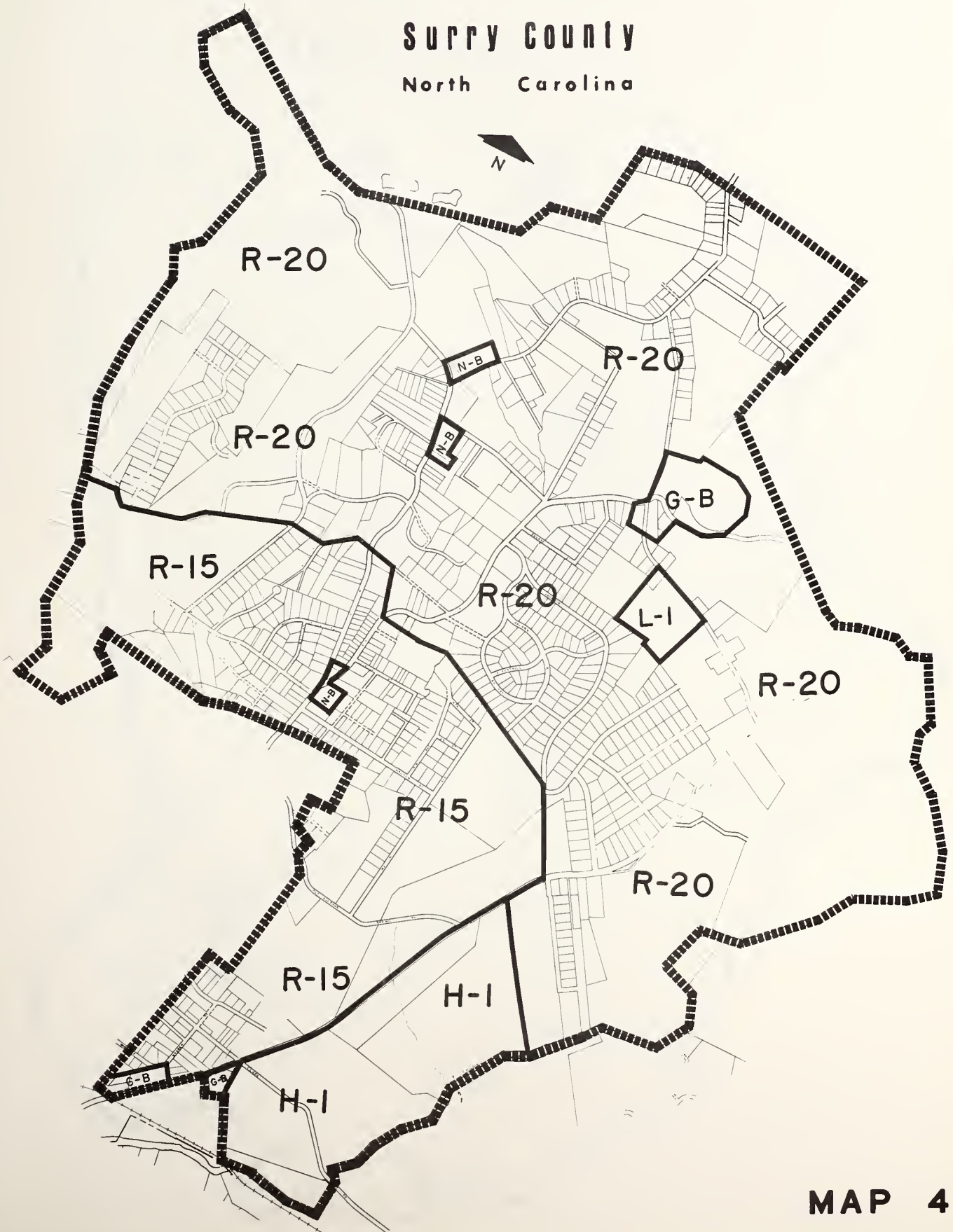


OFFICIAL ZONING MAP

Mount Airy Fringe Area

Surry County

North Carolina

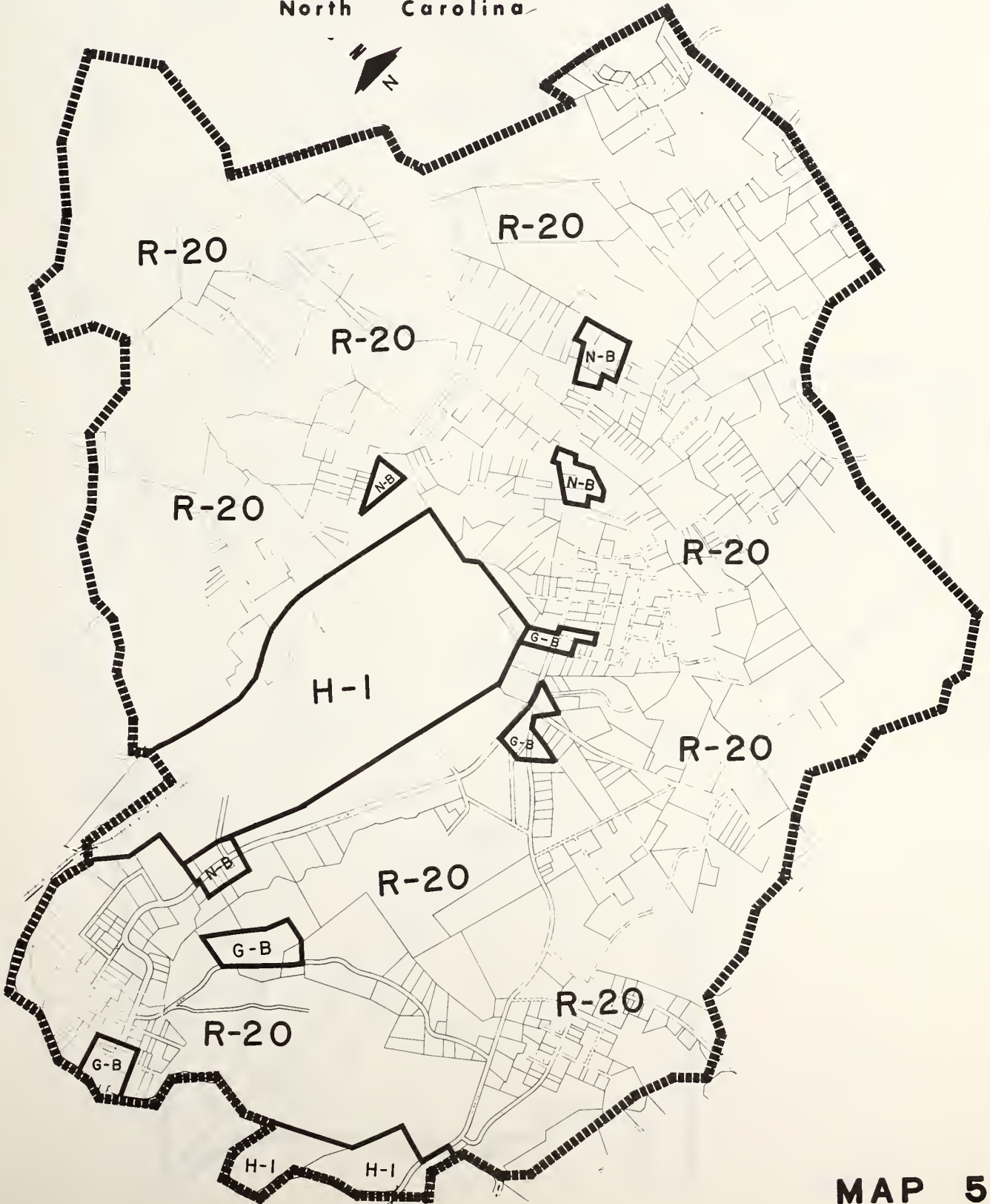


OFFICIAL ZONING MAP

Mount Airy Fringe Area

Surry County

North Carolina

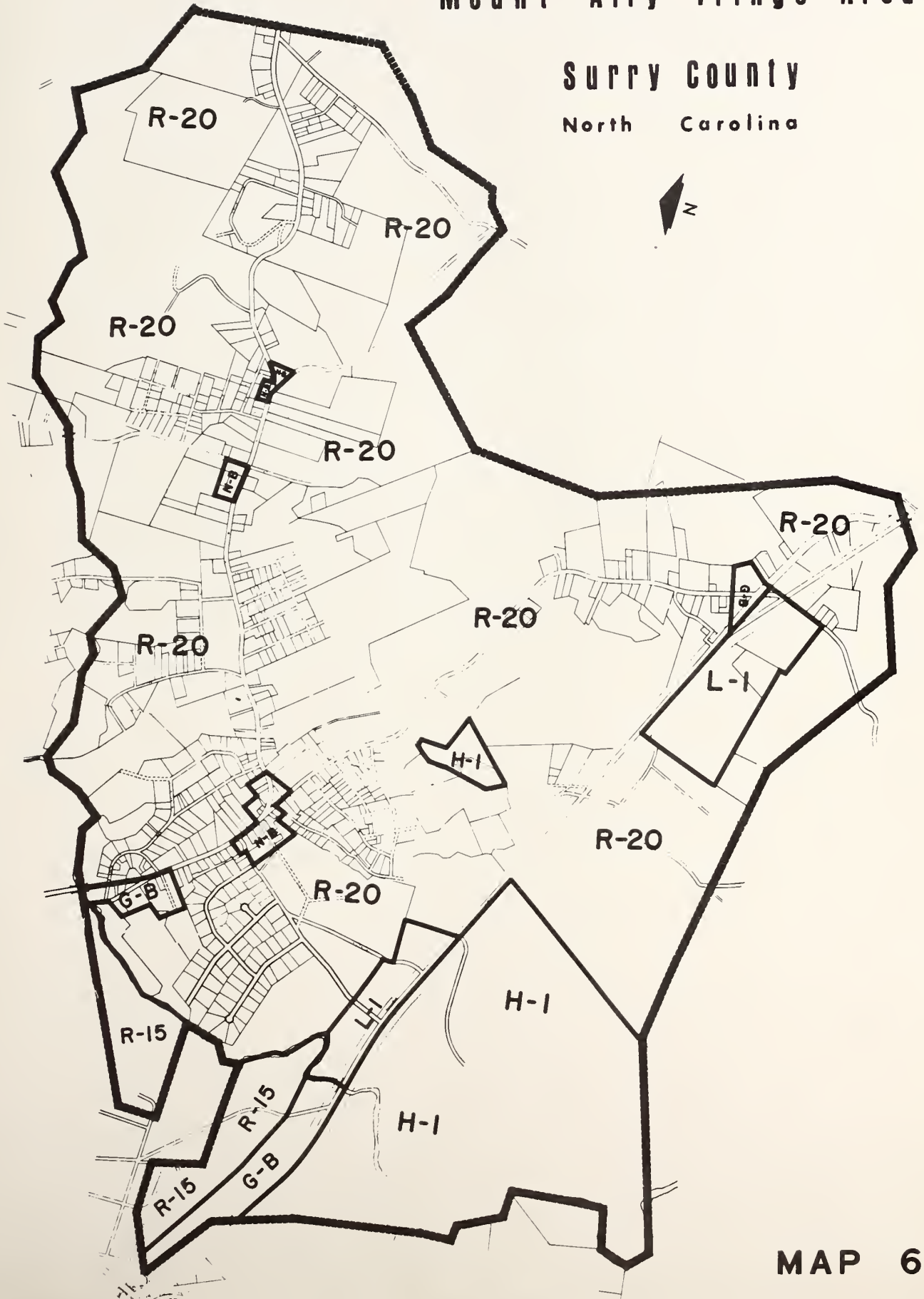


OFFICIAL ZONING MAP

Mount Airy Fringe Area

Surry County

North Carolina





UNIVERSITY OF N.C. AT CHAPEL HILL



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